



Home Farm House

Hinton St Mary, Sturminster Newton, Dorset DT10 1NA

Three bedroom detached farmhouse

A charming Grade II detached thatched farm house with character features throughout benefitting from outbuilding / storage, car-port, good sized garden and ample private parking, located in the rural village of Hinton St Mary

£2,650 per calendar month | Available October 2024

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Home Farm House
Hinton St Mary
Sturminster Newton
Dorset
DT10 1NG

Description & Location

A characterful, detached, thatched farm house boasting spacious accommodation. The property is situated in the popular village of Hinton St Mary which contains a pub, church and cricket ground. The busy town of Sturminster Newton is just over a mile away providing a range of shops, regular markets and a Leisure Centre. Larger towns of Shaftesbury and Blandford are 8 and 12 miles away respectively, and Gillingham (8 miles) offers mainline rail connections to London Waterloo. The beautiful Jurassic Coast is under an hour's drive from Hinton St Mary.

Accommodation

ENTRANCE HALL providing access to the front reception room and step down into the kitchen

KITCHEN (4.54m x 6.05m)

with a range of fitted floor and wall units, in-built AGA and space for a table and chairs

FRONT RECEPTION ROOM (4.11m x 4.43m)

Good sized, multi-purpose room with flagstone flooring and window seat

LOUNGE (4.11m x 5.59m)

A large triple aspect room with exposed beams and inglenook fireplace

The first floor comprises:

PRINCIPLE BEDROOM (4.15m x 5.86m)

a large dual aspect room with exposed beams, including ENSUITE SHOWER ROOM

FAMILY BATHROOM

with white suite comprising bath with shower attachment, separate shower cubicle, hand basin and WC

BEDROOM TWO (4.43m x 5.36m)

a large double room with dual aspect and exposed beams

BEDROOM THREE (3.2m x 3.3m)

a good sized double bedroom with exposed beams and window seat.

LOFT ROOM (5.86m x 11.32m)

Boarded out with exposed thatch, large storage space

Outside

Externally accessed utility room, wood shed with further storage areas (open fronted and enclosed). There is a good sized enclosed garden mainly laid to lawn. The property also benefits from a large gravel driveway with ample parking.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

EPC

Information to follow.

Services and Utilities

The property is heated via oil fired central heating with underfloor heating, and served by septic tank and water from a private supply. A contribution toward the water is recharged by the Landlord on a monthly basis at a cost of £26 pcm.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property, with Wessex Internet being the only provider. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £2,650 pcm payable monthly in advance by direct debit plus £26 pcm for water contribution but exclusive of council tax and all other utilities.

A holding deposit of £610 is payable to secure the property (see further details and conditions in our fee summary) and £3,055 is payable as a security deposit.

Council Tax Band F – Dorset County Council (North Dorset).

Availability

The property is available from October 2024.

Restrictions

Pets by negotiation.

Photos



Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

