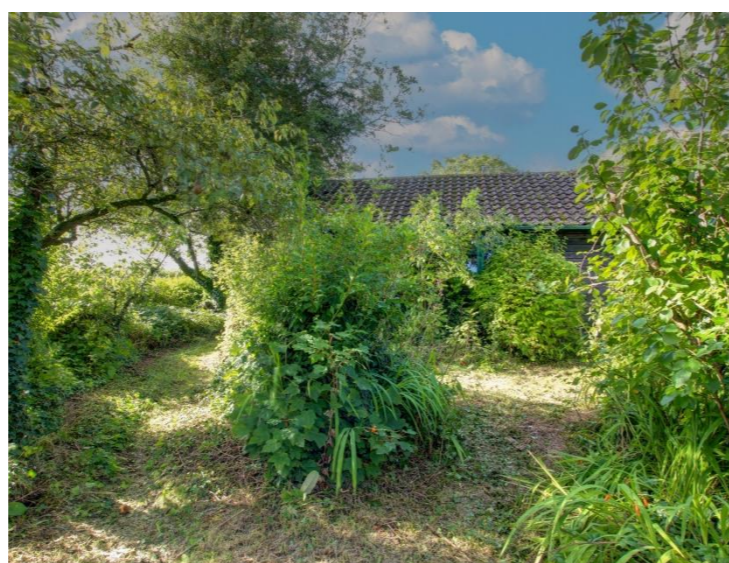




Orchard Cottage, Thornicombe, Blandford Forum, Dorset, DT11 9AH





**A three bedroom detached bungalow situated on the outskirts of Thornicombe. The property offers potential for refurbishment or redevelopment (Subject to Planning) - Set in a plot of around 1/3rd of an acre with a 29ft detached barn / workshop.**

Orchard Cottage is a detached, prefabricated (Woolaway) bungalow situated on the outskirts of the hamlet of Thornicombe, approximately 3 miles South-West of Blandford Forum.

Set in a plot of approximately 1/3rd of an acre, this three bedroom bungalow offers buyers the unique opportunity to either redevelop the plot (Subject to Planning) or to refurbish the existing bungalow, which, although in need of some refurbishment does have the benefit of recently fitted central heating system powered by a Grant Aerora Air Source Heat pump, aswell as the addition of a Solar PV system. The property has a light and airy feel, with rural views over neighbouring farm land from the Lounge aswell as Bedrooms 1 & 2. The property is offered with no forward chain.

The property is approached via shared access lane from the A354, with a further shared drive just off of the lane, gates open into the parking area for the bungalow providing ample parking for multiple vehicles in front of the detached barn / workshop measuring 29ft x 16ft, in its current configuration would easily providing parking for 2 cars with a further workshop area to the side.

The current configuration of the bungalow comprises a kitchen / breakfast room, Lounge with woodburner, Dining Room, Bathroom & Three Bedrooms (two doubles and one single bedroom)

We understand the property has a mains electric & mains water supplies and a private drainage via a septic tank.

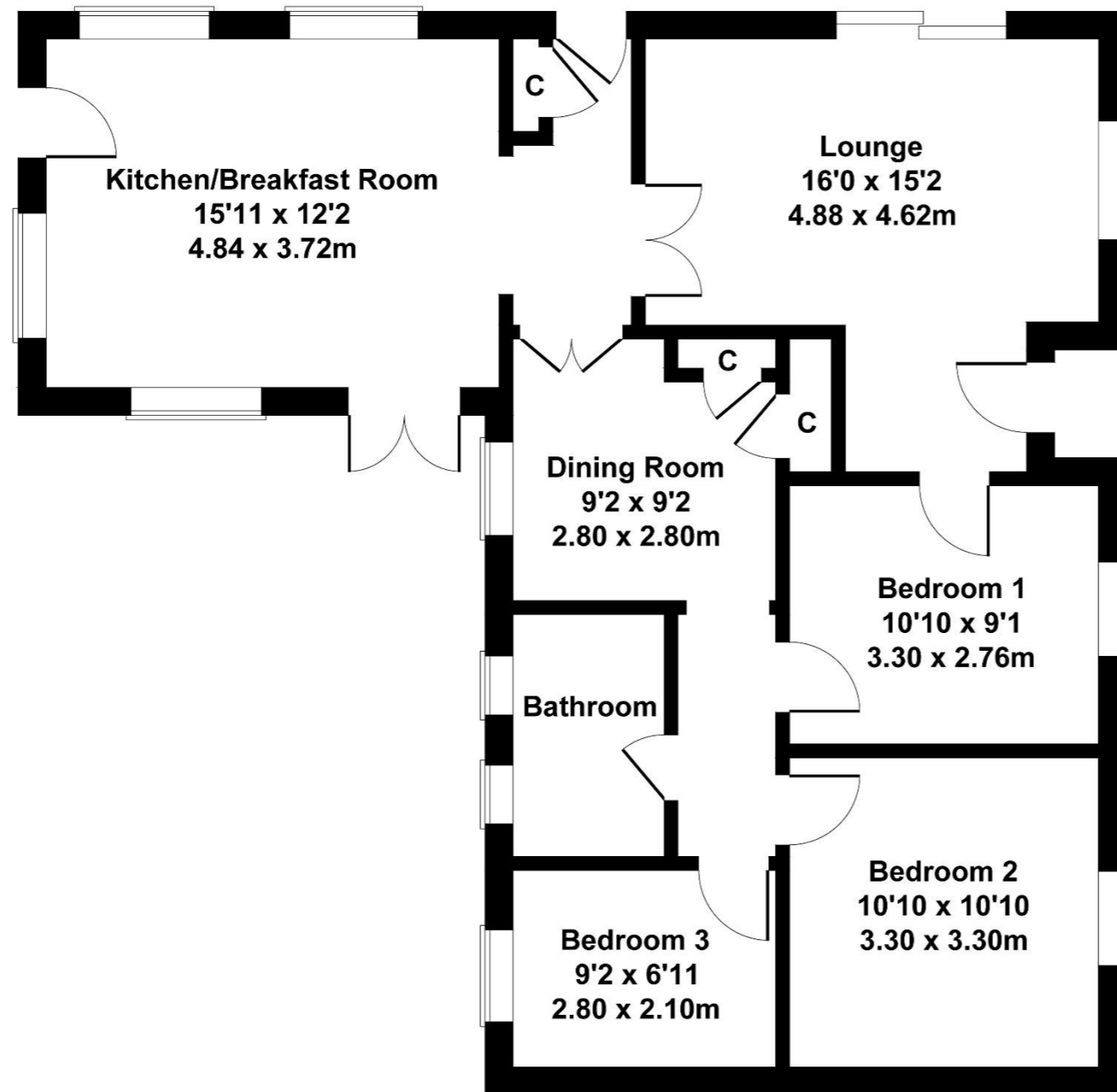
Due to the non-standard construction, we understand the property is not mortgageable so is therefore only suitable for cash buyers.

Barn / Workshop 29'0" (8.84m) x 16'0" (4.88m)

Our clients have recently purchased the property along with some adjoining land, however having undertaken a programme of works have now placed the bungalow with garage / workshop and garden plot on the market.

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Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2024  
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1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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