



High Street
Sydling St Nicholas
DT2

Summary of Features

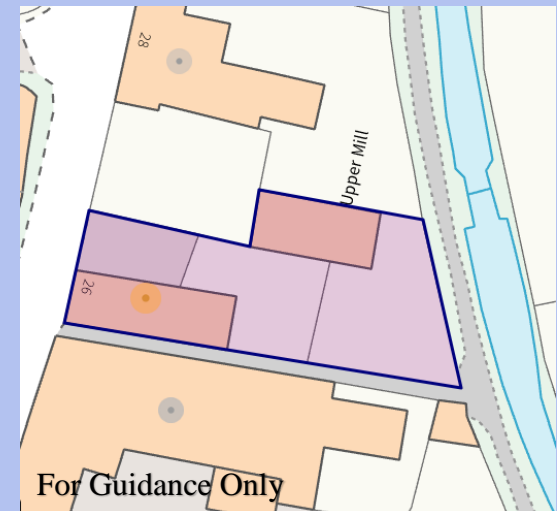
- > Three bedroom architect designed detached barn conversion
- > One previous Owner
- > Large car port with storage
- > Outdoor Office/Outbuilding
- > Pretty and Secluded Walled Garden
- > Parking for Several Cars
- > Stylish Design with Light and Space
- > Master bedroom overlooking rolling hills

£600,000

Freehold



THREE BEDROOM architect designed DETACHED dwelling with plenty of CHARACTER FEATURES. With SPACIOUS and BRIGHT rooms, MEZZANINE area, WALLED GARDEN with OUTBUILDING ideal for home office, CAR PORT. This property is extremely STYLISH and is INDIVIDUALLY DESIGNED by its creator and VIEWINGS are HIGHLY recommended.





The house was built in the early 1980's by Donald Wilson RIBA, following his move to Dorset from Cheshire. Donald was a lecturer in architecture at both Manchester and Bath Universities and worked in private practice, in his later years for Aldington Craig and Collinge, running their office in Bath.

He is responsible for many buildings in Sydling St Nicholas, including the extension to the village hall and several houses.

A simple barn conversion of regular proportions, every element is handmade, from the doors to the cabinetry and the kitchen. Each individual floorboard was hand finished and the results have stood the test of time, having been originally completed forty years ago.

The main bedroom has an enormous amount of storage, again all hand built and has spectacular views over the valley. In addition to the two smaller bedrooms there is a galleried sitting room which could become a guest suite, with the bedroom next door having the potential to be turned into an en-suite bathroom.

The private, walled cottage garden has developed over the years and was carefully designed by Donald's wife Ann with every plant chosen for both scale and colour.

It includes a mature fig tree, climbing wisteria and beech hedge with several seating areas.

There is a three-bay car port plus off street parking for another two cars.

MATERIAL INFORMATION FOR BUYERS

Council Tax: Band F

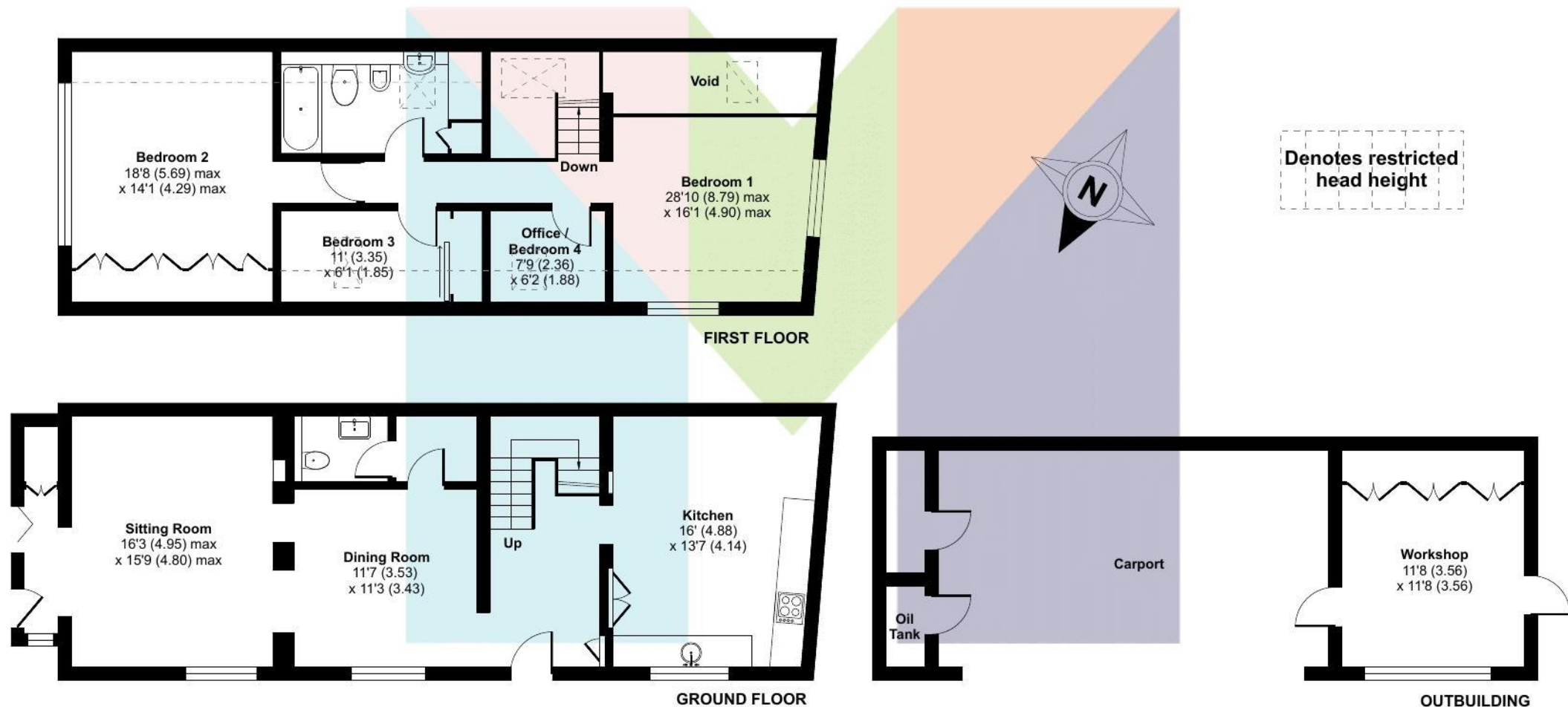
Services: Mains Services including Electric and Drainage

Water & Sewage: Wessex Water

Approx Dates / Ages

Parking: Driveway to car port

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



High Street, Sydling St. Nicholas, Dorchester

Approximate Area = 1372 sq ft / 127.4 sq m (excludes void & oil tank & carport)

Limited Use Area(s) = 118 sq ft / 10.9 sq m

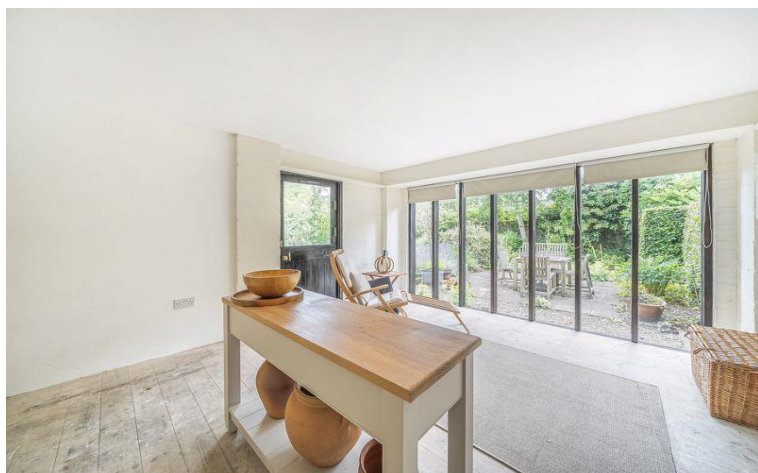
Outbuilding = 181 sq ft / 16.8 sq m

Total = 1671 sq ft / 155.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024.
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