



Tintinhull Road, Chilthorne Domer

Guide Price £375,000  
FREEHOLD

This most attractive detached cottage is set in a quarter of an acre plot, is rich in character throughout and has been sympathetically extended and modernised during the current ownership. The property is deceptively spacious with accommodation including a useful porch, two reception rooms with flagstone flooring, utility room/cloaks and an L-shaped kitchen/dining/family room. On the first floor there are three double bedrooms (one of which benefits from having an en-suite shower room) and the family bathroom whilst on the top floor there is the master suite which includes a small dressing room/walk in-wardrobe and an-suite shower room. The property is located towards the edge of this popular village with easy access also available to the neighbouring village of Tintinhull. Accessed from the road there is ample parking for multiple vehicles with an orchard, garage and front garden. The long rear garden offers plenty of variety and interest with a patio area close to the house perfect for al-fresco dining which leads to an extensive area of lawn with planted beds including mature shrubs and bushes. The furthest part of the rear garden is more open and benefits from having raised beds which are perfect for vegetable growing.

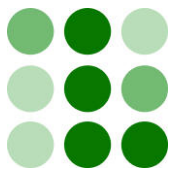
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Rectory Cottage, Tintinhull Road, Chilthorne Domer,  
BA22 8QX



- Detached Character Cottage
- Popular Village Location
- Four Double Bedrooms
- Two En-Suite Bedrooms
- Large Kitchen/Dining Room
- Two Separate Reception Room
- Extensive Outside Space
- Oil Central Heating & Double Glazed Windows

## ACCOMMODATION

The **ACCOMMODATION** comprises:

### Porch

A useful space to kick off shoes which has a practical tiled floor. The oil fired boiler can be found in here with a shelf above and a wooden door opens to the dining room. Two double glazed windows sit alongside the front door.

### Dining Room 4.23m x 3.11m (13'11" x 10'2")

Over the years the current owners have used this room for various purposes including a TV/ play room when their children were younger. Now being used as a formal dining room the two double glazed windows fill this room with plentiful natural light with a feature fireplace with wooden surround providing a nice focal feature. There is a flagstone floor, a radiator and a decorative ceiling light fitting. Doors open to the rear lobby and sitting room.

### Sitting Room 6.24m x 3.14m (20'6" x 10'4")

The flagstones continue from the dining room into this equally characterful room which benefits from having a wood burning stove with stone surround and wooden mantel. Wall lamps give this room a cosy feel and there is a double glazed window overlooking the front garden. Arched glazed double doors open to the kitchen and there are two radiators.

### Rear Lobby

Doors open to the kitchen and utility room with a further door opening to an under stairs cupboard. There is an enclosed ceiling lamp and a flagstone flooring.

### Utility/Cloakroom

Fully tiled and fitted with a low level WC and a wash basin with vanity unit beneath. There is space for a washing machine and tumble dryer with a worksurface above, an enclosed ceiling lamp and a heated towel rail.

### Kitchen/Family Room 5.48m x 4.0m (18'0" x 13'1")

The extension which was put on by the current owners plays host to an interesting and imaginative kitchen/dining room. This dual aspect space has windows on two sides along with patio doors and a Velux roof light. Plenty of space is available for a dining table and chairs with a good selection of fitted wall and base units with drawers and work surfaces above. The stainless steel sink with mixer tap is positioned under one of the windows which overlooks the rear garden and there is space for an electric cooker with modern extractor hood above and space for a fridge/freezer. There is a practical briquette floor, exposed beams, recessed spot lighting and a radiator. A door opens to the stairwell.

### First Floor Landing

Wooden doors open to the three first floor bedrooms and the family bathroom and a stairwell leads to the top floor bedroom. A sliding door opens to the bathroom. There is an enclosed ceiling lamp and a ceiling lamp point.

### Bedroom Two 3.29m x 3.23m (10'10" x 10'7")

A good size double room offering exposed floorboards, a radiator and a ceiling light point. There is a feature fireplace with wooden surround and a double glazed window overlooking the front garden.

### Bedroom Three 3.22m x 3.21m (10'7" x 10'6")

A further good size double room with exposed floor boards. Once again there is a feature fireplace, a radiator and spot lighting. A door opens to the en-suite shower room.

### En-suite

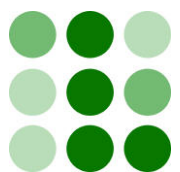
Fitted with a corner wall mounted wash basin, a low level WC and a shower enclosure. There is an extractor fan, an enclosed ceiling lamp and a heated towel rail.

### Bedroom Four 3.28m x 3.22m (10'9" x 10'7")

The fourth bedroom overlooks the rear garden through the double glazed window. There are exposed wooded floorboards, a radiator and a ceiling light point.

### Family Bathroom

Replaced in recent years the family bathroom is well equipped with a P-shaped bath with shower above, a concealed cistern WC and a wash basin with mixer tap above and vanity unit beneath. There is modern panelling, an enclosed ceiling lamp, extractor fan and radiator. A double glazed window overlooks the rear garden.





## Second Floor - Bedroom One 4.17m x 3.29m (13'8" x 10'10")

The master bedroom enjoys a superb outlook with a view extending as far as Ham Hill. A good size double room with a radiator and spot lighting. Doors open to the walk in wardrobe and en-suite.

### En-suite

Offering a double glazed window and a Velux window the shower room feels light and is fitted with a shower enclosure, low level WC and a vanity unit with circular basin and mixer tap above. There is an enclosed ceiling light point, a shaver point, extractor fan and heated towel rail.

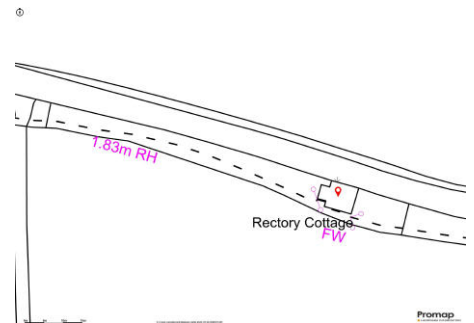
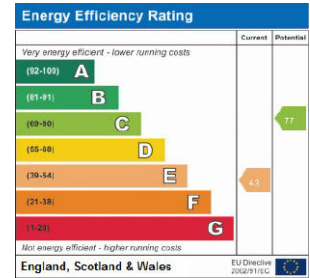
### Outside

The property sits on a very comfortable plot with a road to one side and open countryside to the other. There is plenty of space for any outdoor enthusiast with lots of shingle hardstanding for multiple vehicles/hobbies. The owners currently have various aviaries and there is a detached single garage. At one end of the plot there is a mature orchard in which our current owners keep chickens whilst at the opposite end there is a vegetable garden with raised planters. At both the front and rear of the property there are pretty mature gardens with a large pond featuring in both. The rear garden is long with a flagstone patio perfect for entertaining friends or family leading to a large expanse of lawn with mature shrubs/plants set into beds alongside.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

### Part A

- Council Tax Band - D
- Asking Price - Guide Price £375,000
- Tenure - Freehold

### Part B

- Property Type - Detached House
- Property Construction - Standard Construction
- Number And Types Of Rooms - See Details and Plan, all measurements being maximum dimensions provided between internal walls.
- Electricity Supply - Mains
- Water Supply - Mains
- Sewerage - Private Septic Tank In Driveway
- Heating - Oil Fired Central Heating
- Broadband - Please refer to Ofcom website. <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>.
- Mobile Signal/Coverage – Please refer to Ofcom website. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>.
- Parking - Driveway Parking & Single Garage

### Part C

- Building Safety - On enquiry of Vendor, we're not aware of any Building Safety issues. However we would recommend purchaser's engage the services of a Chartered Surveyor to confirm.
- Restrictions - We'd recommend you review the Title/deeds of the property with your solicitor however we are not aware of any significant restrictions.
- Rights and Easements - We're not aware of any significant/material rights, but we'd recommend you review the Title/deeds of the property with your solicitor
- Flood Risk - Rivers & Sea Risk- Very low risk means that this area has a chance of flooding of less than 0.1% each year. Surface Water Risk- Medium risk- Medium risk means that this area has a chance of flooding of between 1% and 3.3% each year.
- Coastal Erosion Risk - N/A
- Planning Permission - We are not aware of any planning permissions effecting the property.
- Accessibility/ Adaptations - NA
- Coalfield Or Mining Area - N/A

Energy Performance Certificate (EPC Rating ) - E

### Other Disclosures

No other disclosures have been made by our sellers.

This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor, on the 28/5/2024. However, such information could change after compilation of the data, so Lacey's cannot be held liable for any changes post compilation or any accidental errors or omissions. Furthermore, Lacey's are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.