



3 Barton Farm, Dorchester Road, Cerne Abbas, Dorset, DT2 7LF

A two-bedroom, end of terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Downstairs W/C

Sitting Room

Dining Room

Kitchen

Conservatory

**Two Double
Bedrooms**

Bathroom

Garage

Patio Garden

**999yr Lease
(from 1984)**

No Ground Rent

55+ Age Covenant

The Property

3 Barton Farm is a two bedroom cottage with patio garden and garage situated on beautiful estate grounds.

Upon entering the property there is a hallway which leads to the downstairs W/C and through to the light and bright sitting room which opens directly through to the dining room; separated by double doors.

The kitchen which is adjacent to the dining room has a range of fitted units along with an integrated hob, oven and fridge freezer along with space for a freestanding dishwasher and washing machine.

The property also benefits from a conservatory which opens up on to the patio garden.

Upstairs the property has two double bedrooms with both bedrooms hosting built in storage space. There is also a main bathroom.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £ 300,000 (Leasehold)

Directions to Barton Farm

From the A303 proceed to Sherborne and continue on the A352 to Dorchester. After passing Minterne Magna continue along Acreman Street to the crossroads west of Cerne Abbas and continue over into the Dorchester Road.

Take the first turning left into Barton Farm and the property will be found on your right.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01300 341132 or 07399 622172 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



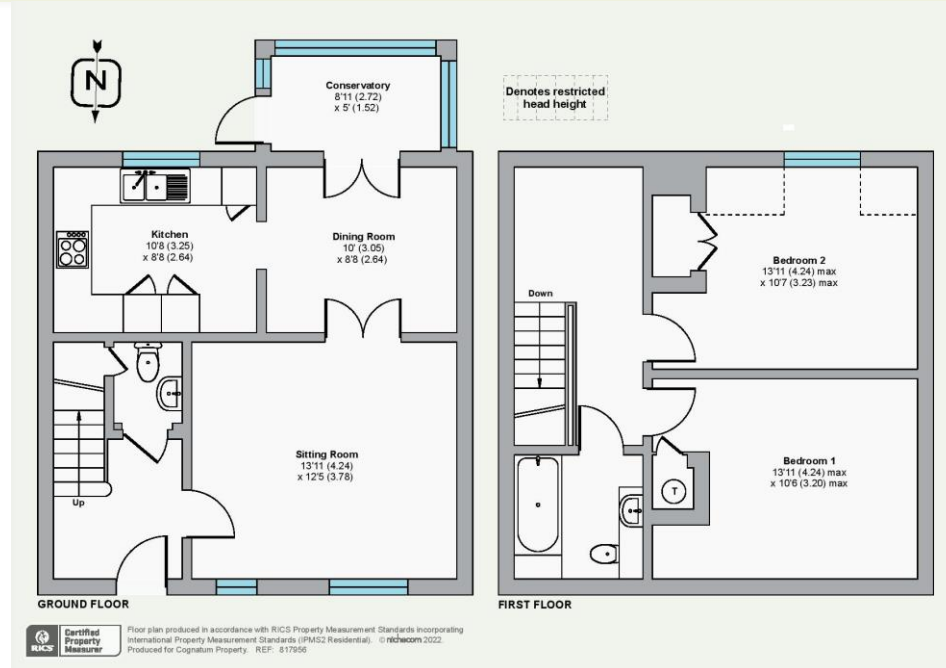
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

Approximate Gross Internals: 88 m² / 948 ft²

Service Charge: £ 7844 pa

Energy Performance Rating: E

Council Tax Band: E

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Barton Farm

A magnificent 14th-Century Grade I tithe barn, with beautiful square-knapped flints, is the backdrop for Barton Farm. The old courtyard retains much of its serenity and charm, and the dairy and coach house, the stables and Molly's barn, where chickens used to live, are all now converted into delightful properties. There are more cottages, all with conservatories, around a second courtyard that leads on to The Folly and village centre. Alongside the landscaped gardens runs the river Cerne, in reality little more than a chalk stream, and several acres of meadowland to enjoy.

Cerne Abbas is set in some of the most beautiful Dorset countryside and is best known for its Giant hill figure, now owned by the National Trust. The village has a variety of shops, pubs and restaurants and hosts a popular annual music festival in the lovely setting of St Mary's church. This is the heart of Thomas Hardy country, and the tithe barn next to Barton Farm is believed to feature in his works. Dorchester, with its bars and bistros, interesting museums, glorious gardens and river walks, is not far away, and the incredible beaches at Lulworth, Chesil and Weymouth Coves can be reached within 30 minutes.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



24 PROPERTIES
BUILT 1995



RESIDENT
ESTATE
MANAGER



GARDENER



9 ACRES



RIVERSIDE
GARDEN



Ariel view of Barton Farm



Cerne Abbas Abbey



Dorchester corn Exchange



Lulworth Cove

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

