



Dairy Cottages, Briantspuddle
£550,000



Formerly part of the Debenham Estate dairy, and designed by renowned architect Halsey Ricardo in 1922, this beautifully presented Grade II listed cottage is offered with no forward chain. Set within The Piddle Valley Conservation Area this unique, Debenham brick-built home, offers charming and characterful accommodation including plentiful ground floor living accommodation, four bedrooms, two bathrooms and a quirky office room. The property is positioned in front of a large green with wonderful views across the valley to Kite Hill. There is an attractive and generous, south facing rear walled garden thoughtfully designed with a blend of lawn and paving and offers an impressive variety of mature borders, shrubs and trees. The property comes with a good-size workshop with electric lights and sockets, and a large garage with up-and-over door.

The village of Briantspuddle has a strong sense of community, with a vibrant village hall and a community-run shop and post office. In close proximity is Puddletown, where there are additional facilities including a library, veterinary practice and doctors' surgery. The village is well-placed for easy access to the A35, allowing swift connection to the popular business centres of Poole and Bournemouth, and the county town of Dorchester, all with London/Waterloo mainline railway stations – ideal for those seeking a work from home lifestyle in the country or a charming permanent home.



Situated in a peaceful and highly popular village location, this charming and immaculately presented property offers a welcoming blend of tasteful décor and character features including wooden beams and leadlight windows. The property is accessed via a generous front entrance hall leading to the principal living areas. There is a feature spiral staircase giving unique access to a dedicated first-floor office room nestled within the property's turret. The home boasts two excellent size reception rooms, with the main sitting room offering a desirable dual aspect and centered around a charming fireplace.

The stylish kitchen/breakfast room has been comprehensively fitted with a range of wall and base units finished in a popular duck-egg blue with contrasting work surfaces. High-quality appliances include a Neff oven and a Siemens halogen hob. The dual aspect windows ensure the room is bathed in plentiful natural light and there is ample space provided for white goods and a breakfast table and chairs. A separate utility room offers additional and practical workspace with a Belfast sink and plumbing for white goods. A rear door provides direct garden access, making it the perfect boot-room/storage area for outdoor gear.

The ground floor is highly versatile, comprising two excellent size bedrooms, with useful storage built into Bedroom One. There is a further utility storage area, a tastefully fitted bathroom and a separate shower room. The main staircase provides access to the upper floor where two additional generous bedrooms are accessed. A useful storage space is located within Bedroom Four and from the landing area.

The property has a quiet, private, southerly-facing, and beautifully landscaped garden with a large patio, ideal for outdoor furniture and eating al fresco. The generous lawned area is complemented by a mature Bramley apple tree, ornamental cherry and central weeping crab apple which adorn the garden with their blossom in the spring. A rear gate provides convenient access to the driveway with parking for five cars and the garage. The workshop lies separate to the main building with a storage area to the rear exit of the garage. This lovely home is perfect for those seeking character, space, and a welcoming village location.

Dairy Cottages, DT2

Approximate Gross Internal Area
177.47 SQ.M / 1910 SQ.FT
(EXCLUDING GARAGE)
GARAGE 30.36 SQ.M / 327 SQ.FT
INCLUSIVE TOTAL AREA 207.83 SQ.M / 2237 SQ.FT
(EXCLUDING WORKSHOP)
WORKSHOP 14.38 SQ.M / 155 SQ.FT
INCLUSIVE TOTAL AREA 222.21 SQ.M / 2392 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

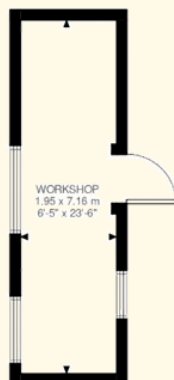
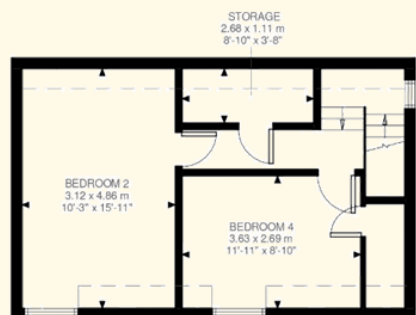
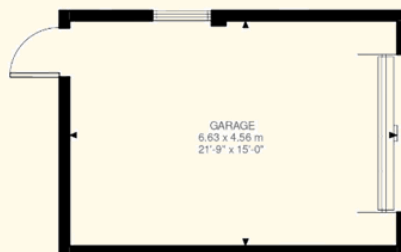


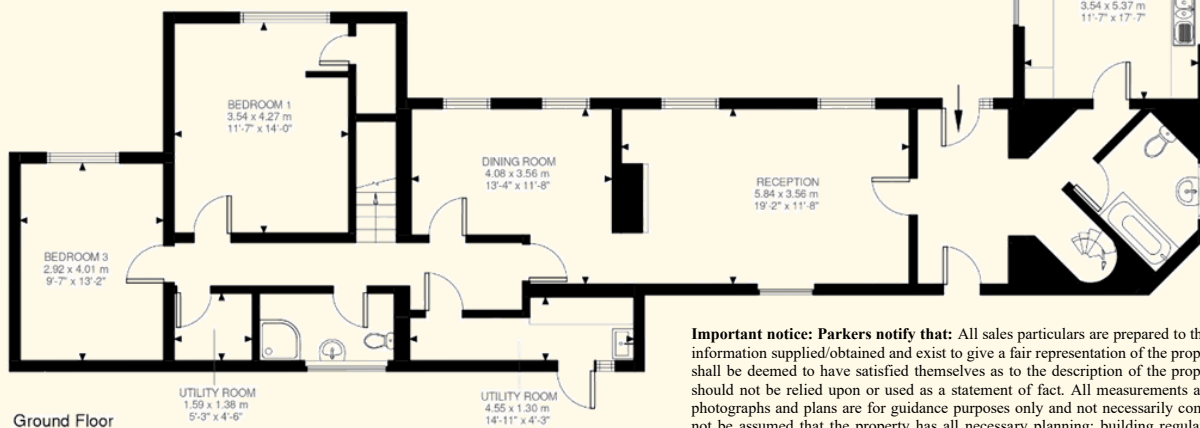
Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



First Floor
409 ft²



First Floor
110 ft²



Ground Floor
1391 ft²

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

Mains electricity and water are connected. Oil heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

Agents Notes:

Please note there is permissive access only for the neighbour to replenish their Calor gas bottles via an adjoining gate.

All four Dairy Ring properties shared responsibility for the cobbles.

Please note there is a Tree Preservation Order at the property. A copy of this is available on request.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!/intro>