

Home Farmhouse

Hinton St Mary

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Hinton St Mary, Sturminster Newton, Dorset DT10 1NA

£2,850 pcm

Fowler Fortescue
RURAL ASSET MANAGEMENT

A charming Grade II detached thatched farmhouse benefitting from an outbuilding / storage, carport, good sized garden and ample private parking, located in the rural village of Hinton St Mary

Kitchen Breakfast Room | Reception Room / Snug / Office | Lounge | Downstairs WC | Three Double Bedrooms | Ensuite to Principal Bedroom | Family Bathroom | Versatile Loft Room | Gardens | Private Driveway Parking | Outside Storage

Description

A well-presented family home offering spacious, flexible accommodation with character features throughout. The ground floor benefits from kitchen diner, living room with open fire, multi-functional second reception room which could be used as a separate dining room, snug or home office and downstairs cloakroom.
The first floor offers a principal bedroom with ensuite shower room, two further double bedrooms, and a family bathroom. There is also a substantial sized loft room which provides additional versatile storage space.
Outside there is ample private parking on a gravel driveway, additional external storage (enclosed and open-fronted) as well as a large, enclosed garden laid to lawn.

Situation

The property is situated in the popular village of Hinton St Mary which contains a pub, church and cricket ground. The busy town of Sturminster Newton is just over a mile away providing a range of shops, regular markets and a Leisure Centre. Larger towns of Shaftesbury and Blandford are 8 and 12 miles away respectively, and Gillingham (8 miles) offers mainline rail connections to London Waterloo. The beautiful Jurassic Coast is under an hour's drive from Hinton St Mary.

The area provides a selection of state and private schools including Port Regis, Sandroyd, Chafyn Grove, Godolphin, Clayesmore, Bryanston, Bishop Wordsworth and South Wilts Grammar.



Reception Room



Kitchen

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

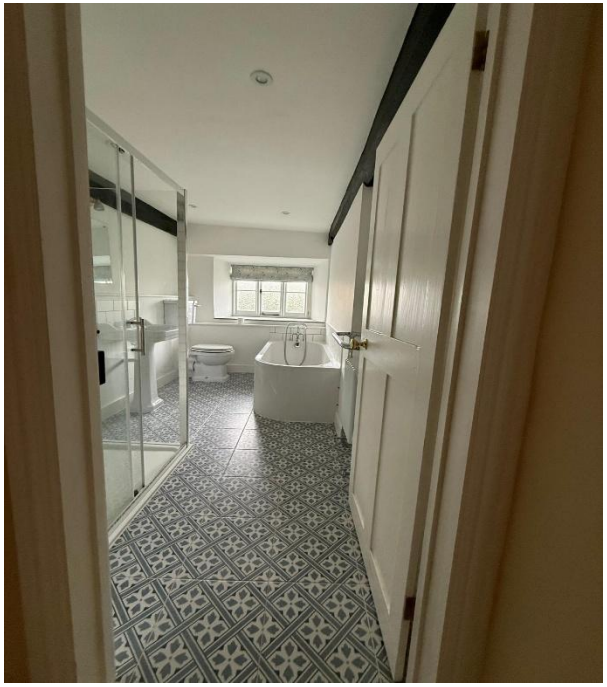
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Bedroom



Car Port



Main Bathroom

Accommodation
ENTRANCE HALL providing access to the front reception room and step down into the kitchen

KITCHEN (4.54m x 6.05m)
with a range of fitted floor and wall units, in-built AGA and space for a table and chairs

FRONT RECPTION ROOM (4.11m x 4.43m)
Good sized, multi-purpose room with flagstone flooring and window seat

LOUNGE (4.11m x 5.59m)
A large triple aspect room with exposed beams and inglenook fireplace

PRINCIPLE BEDROOM (4.15m x 5.86m)
a large dual aspect room with exposed beams, including ENSUITE SHOWER ROOM

FAMILY BATHROOM
with white suite comprising bath with shower attachment, separate shower cubicle, hand basin and WC

BEDROOM TWO (4.43m x 5.36m)
a large double room with dual aspect and exposed beams

BEDROOM THREE (3.2m x 3.3m)
a good-sized double bedroom with exposed beams and window seat.

LOFT ROOM (5.86m x 11.32m)
Boarded out with exposed thatch, large storage space

Outside: Externally accessed utility room, woodshed with further storage areas (open fronted and enclosed). There is a good-sized enclosed garden mainly laid to lawn. The property also benefits from a large gravel driveway with ample parking.

Services and Utilities
The property is heated via oil fired central heating with underfloor heating and served by septic tank and water from a private supply. A contribution toward the water is recharged by the Landlord on a monthly basis at a cost of £26 pcm.

EPC: The EPC rating is 'D59'.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property with either OpenReach or Wessex Internet. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Council Tax: Council Tax Band F – Dorset County Council (North Dorset).

Availability:
The property is available now.

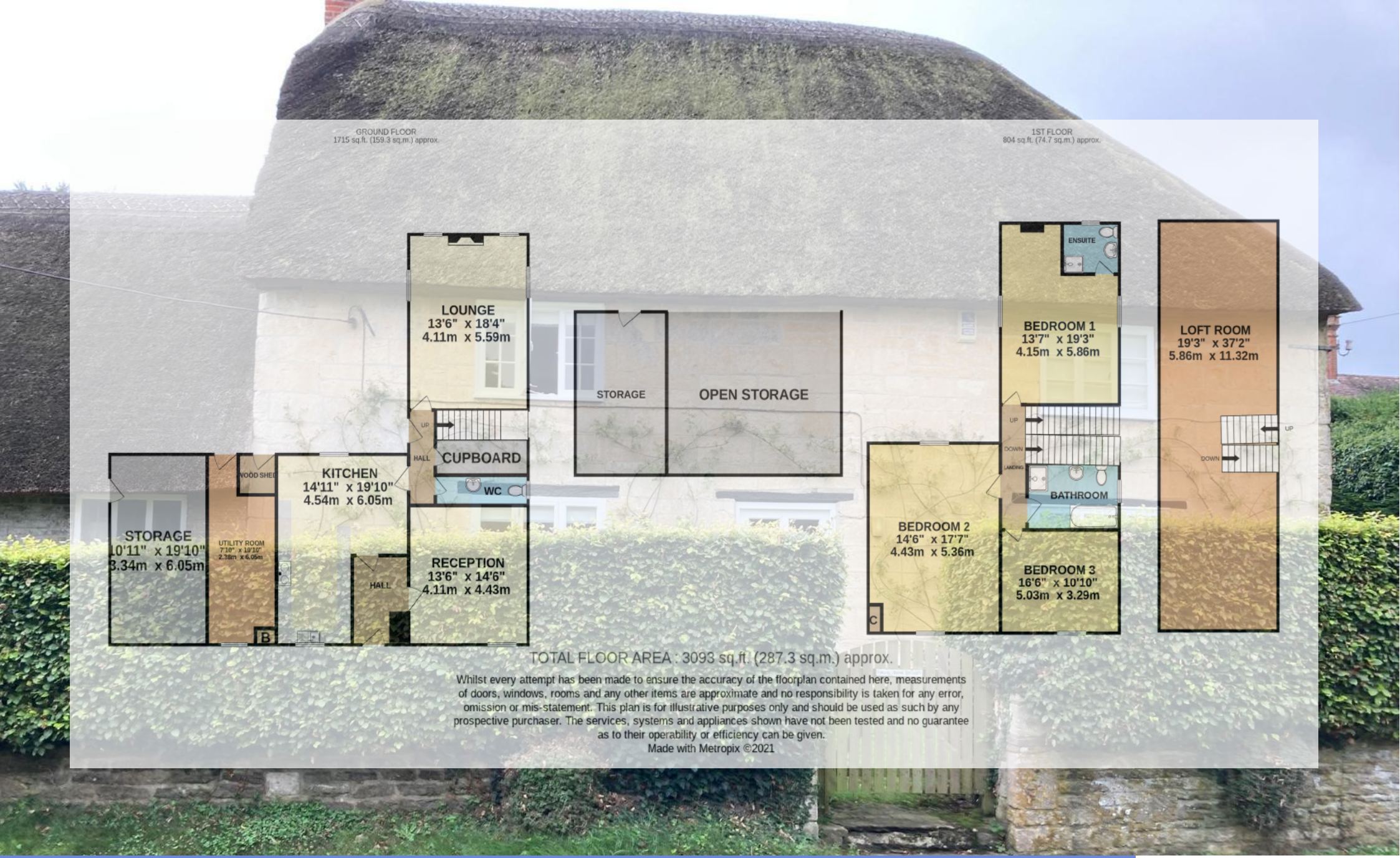
Rent £2,850 per calendar month.

Holding Deposit a holding deposit of £655 is payable to secure the property.

Security Deposit £3,285 to be held for the duration of the tenancy.

Viewings strictly by appointment through Fowler Fortescue on 01747 356099

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



TOTAL FLOOR AREA : 3093 sq.ft. (287.3 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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