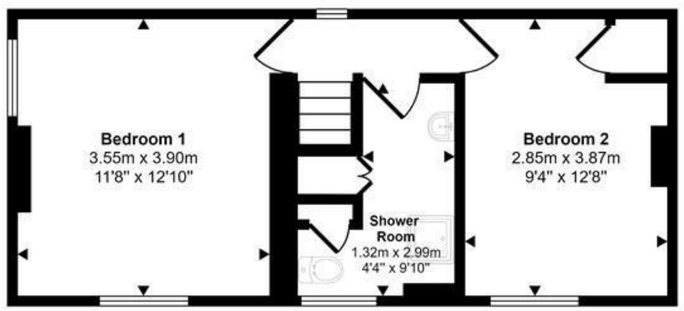
Approx Gross Internal Area
100 sq m / 1075 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft

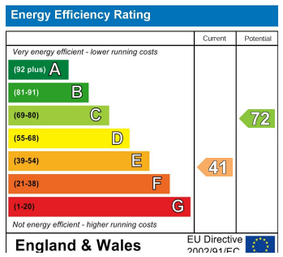


First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



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Yenston
Templecombe

Guide Price
£300,000

Hill House is an attractive and recently refurbished detached home, situated within the small and peaceful hamlet of Yenston. Offering a charming blend of character features and modern finishes, the property provides well-balanced accommodation ideally suited to those seeking village living with a stylish and comfortable interior.

The house has been thoughtfully updated in recent years, resulting in a home that feels fresh, well-maintained and ready to move straight into. While modernised for contemporary living, it still retains warmth and character, most notably within the welcoming sitting room where a woodburner set on a tiled hearth creates a cosy focal point. The overall layout offers a practical flow between the living spaces, making it equally suited to everyday life as well as entertaining.

Natural light features strongly throughout the home, particularly within the kitchen where a lantern-style roof light enhances the bright and airy feel. The inclusion of a separate utility room and downstairs WC further adds to the functionality of the property, ensuring the accommodation works well for modern lifestyles.

Externally, the property benefits from an attractively arranged garden and the advantage of off-road parking for two vehicles. Set within a quiet yet accessible Dorset location and offered for sale with no onward chain, Hill House presents a wonderful opportunity for buyers seeking a characterful, detached home in a desirable rural setting.













Accommodation
Inside
The property is entered via a welcoming entrance hall which leads to the principal ground floor rooms. The sitting room is a cosy yet well-proportioned space, centred around a woodburner set within a tiled hearth and brick surround, creating an attractive focal point and a warm atmosphere.
In addition, there is a second reception room which offers flexibility as a dining room, study or additional living space depending on individual needs.
The modern kitchen/dining room has been well designed with a generous amount of storage and worktop space. Solid wood and wood-effect surfaces are complemented by tiled splashbacks, and integrated appliances include a ceramic hob with extractor hood above, eye-level double electric oven with drawer beneath and cupboard above, integrated dishwasher and fridge freezer. A lantern-style roof opening allows additional light to flood the room, while the slate-effect tiled flooring enhances both style and practicality.
A useful utility room provides space and plumbing for a washing machine and tumble dryer, helping to keep laundry separate from the main living areas. The ground floor is further complemented by a convenient downstairs WC.
Upstairs, the first floor offers two well-proportioned bedrooms along with a modern bathroom fitted with tiled flooring and the added comfort of underfloor heating. The accommodation throughout is thoughtfully arranged and finished to a good standard, creating a home that is both practical and inviting.

Outside
The garden has been attractively arranged to provide both seating and planting areas. A paved terrace offers an ideal space for outdoor dining and relaxation, while raised beds and a small area of lawn create interest and colour throughout the seasons.

The garden is enclosed by traditional stone walling and hedgerow, offering a good degree of privacy and a sense of enclosure. Two wooden storage sheds provide useful external storage, and there is off-road parking for two vehicles.

Useful Information
Energy Efficiency Rating E
Council Tax Band D
uPVC Double Glazing
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions
Yenston is a small and peaceful hamlet situated close to Templecombe and the surrounding North Dorset countryside. The area is characterised by attractive rural scenery and a quiet village atmosphere, while still benefiting from convenient access to local amenities in nearby Templecombe and Sherborne.

Templecombe offers everyday facilities along with a mainline railway station providing connections to London Waterloo and the South West, making this an appealing location for those seeking countryside living with practical transport links. The surrounding area is renowned for its scenic walks and rolling Dorset landscape.
Postcode BA8 0NG
What3words ///alerting.feared.pulse

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