



Washing Pool House  
Martinstown  
£1,100,000



PARKERS

PROPERTY CONSULTANTS & VALUERS



Washing Pool House, an Elizabethan farmhouse built in 1590, is the oldest house in Martinstown and is set within a large attractive plot. This substantial property, beautifully located, retains many of its original features and has been thoughtfully refurbished to a high standard including the conversion of a large barn. This unique home offers an opportunity to find a new lifestyle with its business opportunities and versatile, spacious accommodation.

The ground floor has three well-proportioned reception rooms, plus a garden room, shower room, kitchen and utility. Upstairs the spacious accommodation includes a family bathroom, three double bedrooms with ensuite facilities to the principal bedroom. 'The Hayloft' and 'The Cowshed' in the adjacent barn have two further living rooms, bedrooms and bathrooms, ideal for extended family or holiday letting income. Additionally, there is a second converted barn providing further potential for holiday income or a large garden office and gym.





Washing Pool House is located in the much sought after village of Martinstown, conveniently situated just a few miles from the historic county town of Dorchester and the coastal town of Weymouth. Local facilities include a bus service, village pub/restaurant, village shop with post office, village hall and parish church. The popular Brewers Arms pub is just a stone's throw away and Waitrose a couple of miles distant.

There are well-received catchment schools in nearby Winterbourne Abbas and Dorchester. Martinstown is a vibrant and friendly village offering an active and close-knit community. Its location offers easy access, straight from the front door, to a plethora of amenities, countryside walks and bridlepaths. Nearby towns offer shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses in Dorchester and direct trains to London Waterloo and Bristol Temple Meads.



Washing Pool House is a distinguished Elizabethan former farmhouse. Set within approximately 0.75 of an acre, this substantial property retains many of its heritage features, including exposed stone walls, flagstone flooring, timber beams, two inglenook fireplaces, a bread oven, well and sections of rare wattle panelling, all contributing to its historical integrity. Flooring is original flagstones and Jura limestone. Constructed from local stone beneath a slate roof, the house has been thoughtfully refurbished to a high standard including the conversion of the barns. This wonderful home, accessed via a lane from the main village road, boasts versatile and spacious accommodation including three double bedrooms with ensuite facilities to the principal room and a family bathroom, both finished with Carrara marble. The ground floor has three well-proportioned reception rooms with two log burners, plus a garden room, and a shower room. The generous kitchen is fitted with a comprehensive range of cupboards/appliances and is supplemented by a walk-in pantry and utility room.

'The Hayloft' and 'The Cowshed', in the converted barn, offer acclaimed self-contained living/holiday accommodation. Both are stylish and in-keeping with the main house with exposed brickwork, flagstone floors, timber framing, wooden staircasing and limestone Villeroy & Boch bathrooms. The barn produces a not insignificant holiday income. The outbuildings include a large laundry room, workshop and expansive games room with potential for use as an office or further holiday accommodation.

The attractive, landscaped rear garden enjoys a south-westerly aspect with open views and is walled and hedged. Laid to lawn with a variety of mature shrubs and trees, the garden offers a peaceful and tranquil setting with a secluded dining courtyard. The wider garden features a log store, a small paddock, large greenhouse, fruit cages, a small orchard and raised vegetable beds for those who fancy a bit of self-sufficiency. To the front of the property is a traditional walled garden with a stone path bisecting the lawn to reach the front entrance of this enchanting home. Parking for approximately six cars.



#### **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/calculat-e-stamp-duty-land-tax/#!/intro>

**Flood Risk:** Zone 1.

#### **Agents Notes:**

We are advised the property is subject to tree preservation orders and is Grade II listed.

#### **Services:**

Mains electricity, gas, water and drainage are connected. Gas fired central heating. Solar Panels/Battery: Installed 2024 and owned outright.

#### **Local Authorities:**

Dorset Council,  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ  
Tel: 01305 211970  
Council tax band G.

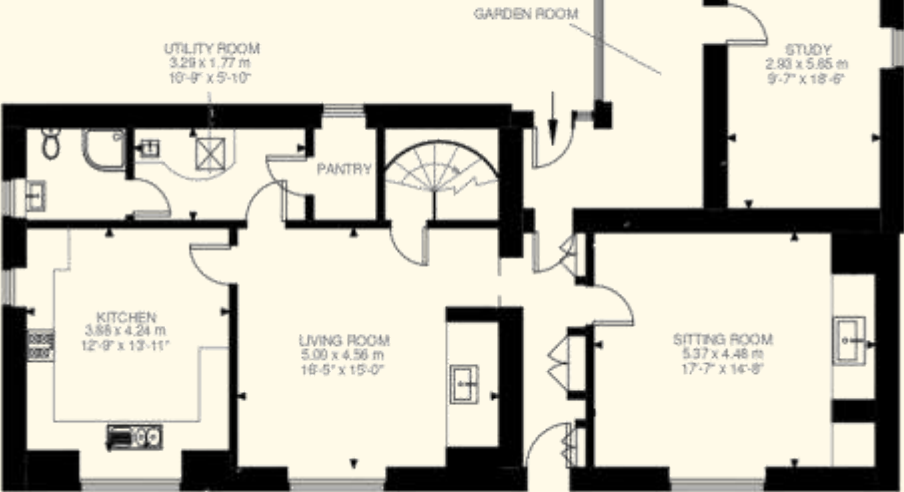
#### **Solar Panels:**

Installed 2024 and are owned outright

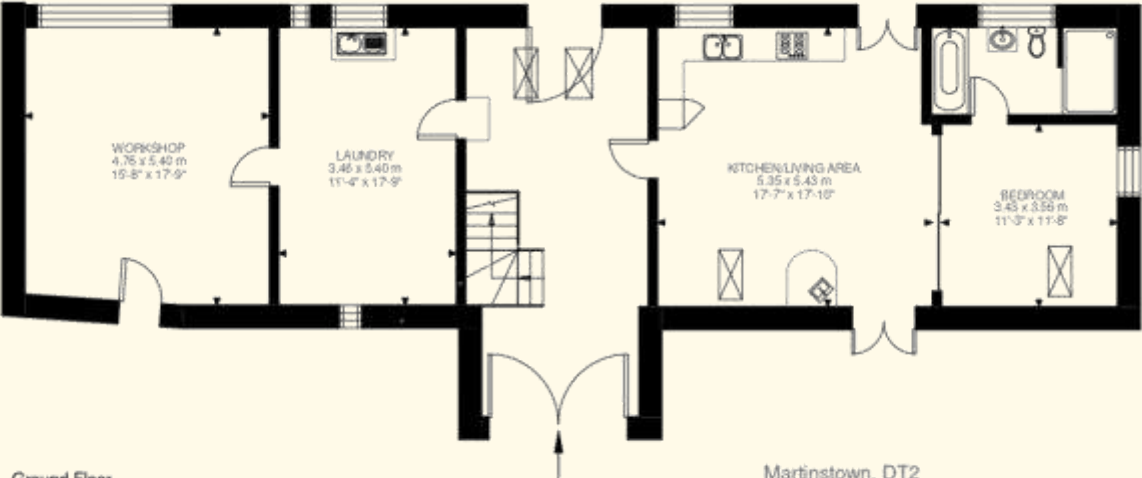
#### **EPC Ratings:**

Main House - D  
Hayloft - C  
Cowshed - C

**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.



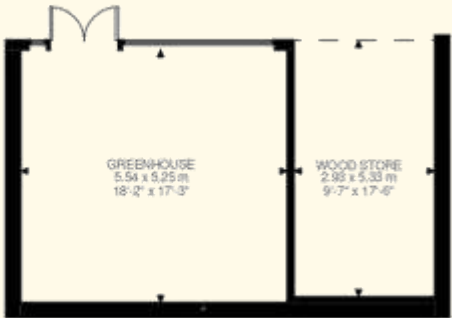
Ground Floor  
1381 ft²



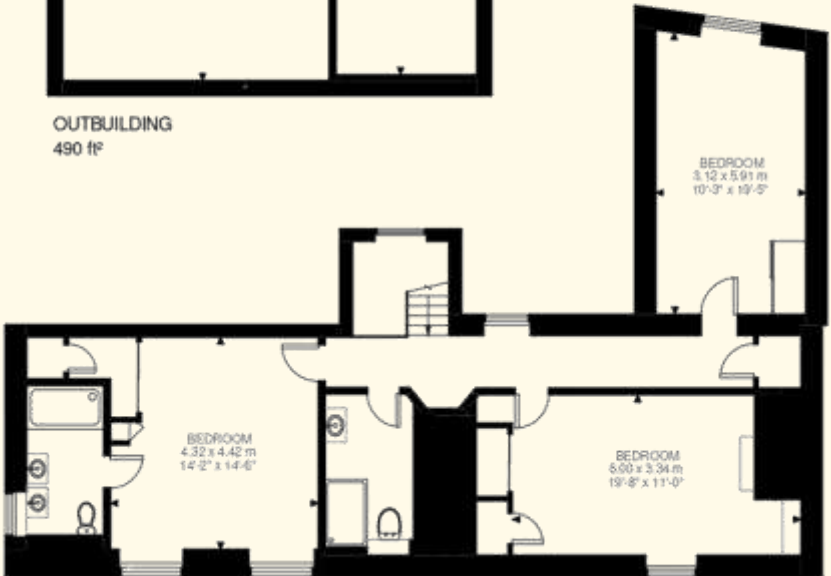
Ground Floor  
1325 ft²

Martinstown, DT2  
Approximate Gross Internal Area  
271.04 SQ.M / 2917 SQ.FT

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



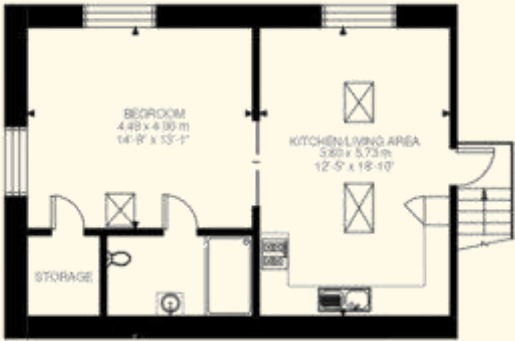
OUTBUILDING  
490 ft²



First Floor  
1047 ft²



BARN  
601 ft²



FIRST FLOOR THE HAYLOFT  
528 ft²

