



Washing Pool House  
Martinstown  
£1,190,000





Beautiful 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 parish church, village shop and post office, village hall, and public house. 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 countryside walks and bridlepaths. Nearby towns offer a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses and Brewery Square in Dorchester is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo and Bristol Temple Meads.



Washing Pool House is a distinguished Grade II listed Elizabethan former farmhouse, dating back to 1590. Set within approximately 0.75 of an acre, this substantial property retains many of its original features, including exposed stone walls, flagstone flooring, timber beams, two inglenook fireplaces (one with a bread oven), and sections of rare Elizabethan panelling, all contributing to its historical integrity. Constructed from attractive stone beneath a slate roof, the house has been thoughtfully refurbished to a high standard including the conversion of the barn. This wonderful home, accessed via a no through road from the main Martinstown road, boasts versatile and spacious accommodation including family bathroom, three double bedrooms with ensuite facilities to the principal room finished with Carrerra marble. The ground floor has three well-proportioned reception rooms, a garden room, and a shower room. The generous kitchen is fitted with a comprehensive range of wall and base units and offers plentiful space for informal dining.

'The Hayloft' and 'The Cowshed' feature in the converted and refurbished barn and offer self-contained living/holiday home accommodation. Both are stylish and in-keeping with the main house with exposed brickwork, timber framing, and wooden staircasing. Further outbuildings include a large laundry room, workshop and games room.

The attractive, landscaped rear garden enjoys a south-westerly aspect and open views. Mainly laid to lawn with a variety of mature shrubs and trees, the garden offers a peaceful and tranquil setting and features a log store and greenhouse. To the front of the property is a walled garden, laid to lawn with stone path leading to the entrance of this enchanting home. The highly popular Brewers Arms pub is just a stone throw from the property.



**Flood Risk:**

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

<https://check-long-term-floodrisk.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>

**Agents Notes:**

We are advised the property is subject to a tree preservation order

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**Local Authorities:**

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

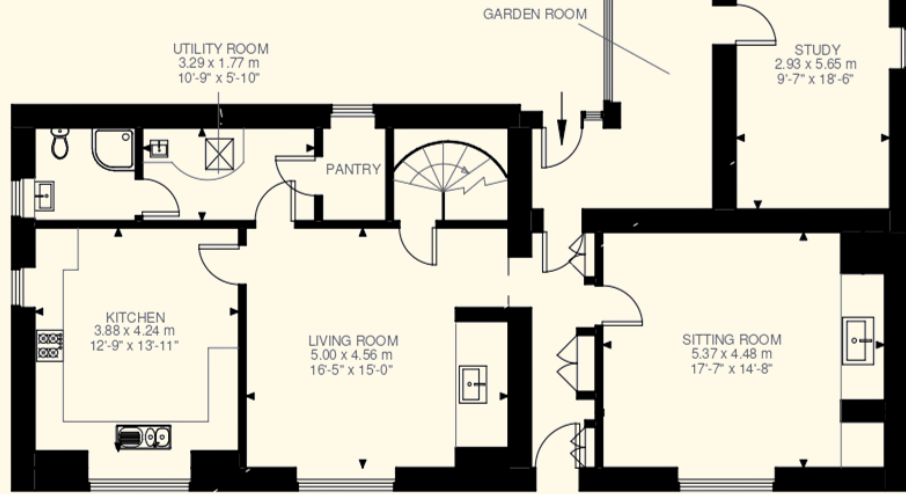
**Solar Panels:**

Installed 2024 and are owned outright

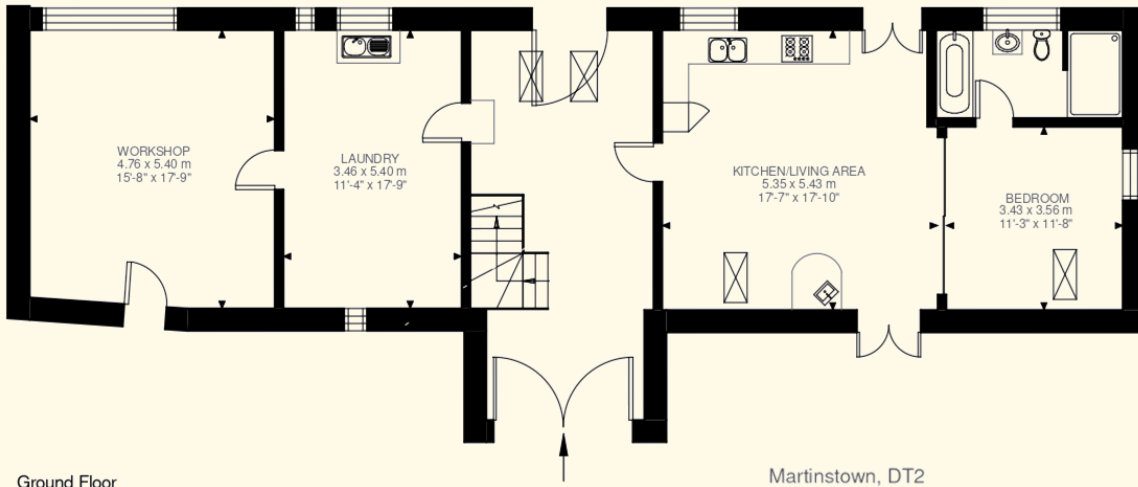
**EPC Ratings:**

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.



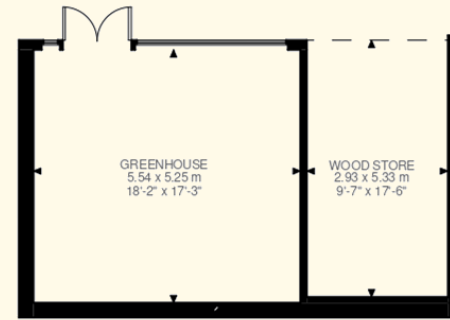
Ground Floor  
1381 ft<sup>2</sup>



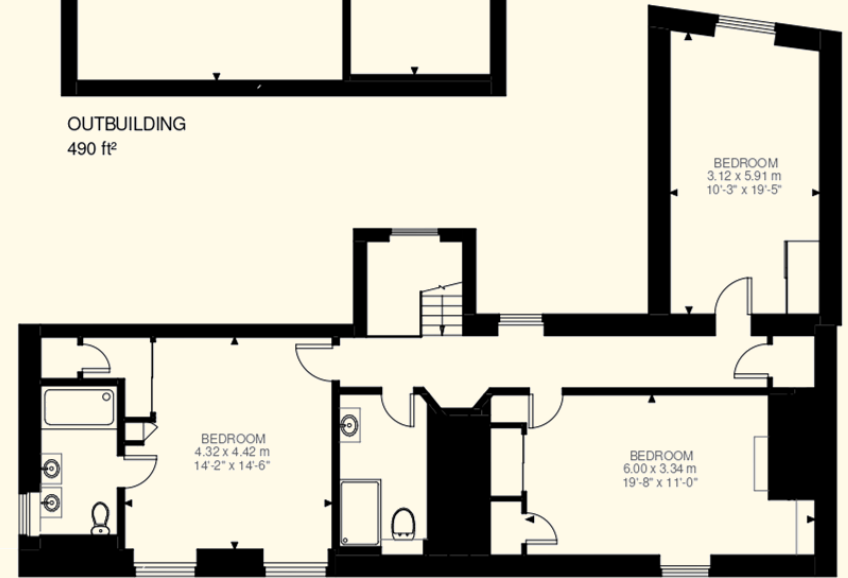
Ground Floor  
1325 ft<sup>2</sup>

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

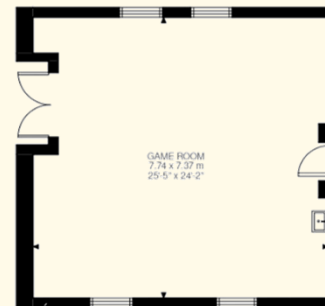
Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



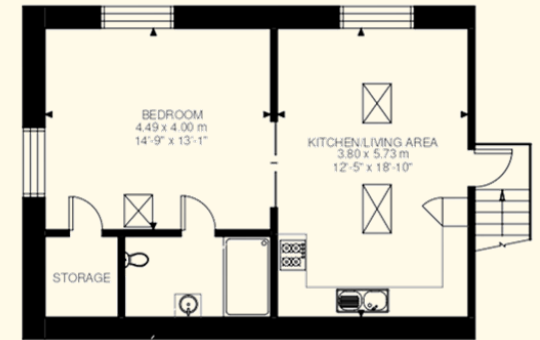
OUTBUILDING  
490 ft<sup>2</sup>



First Floor  
1047 ft<sup>2</sup>



BARN  
601 ft<sup>2</sup>



FIRST FLOOR THE HAYLOFT  
528 ft<sup>2</sup>

