



Eaves

WWW.EAVESHOUSE.COM

The Old Rectory

Mappowder, Dorset, DT10 2EH

GUIDE PRICE: £2,200,000

An impressive unlisted former rectory on the edge of the village of Mappowder, surrounded by rolling Dorset countryside. Over the last five years our clients have carried out a comprehensive renovation and created the most wonderful family home. There is further scope to convert the outbuildings subject to the necessary permissions.

TENURE — FREEHOLD



Overview

An immaculately presented former rectory in the pretty village of Mappowder. The house offers a wide entrance hall, kitchen/breakfast room, dining room, sitting room, snug, study, boot room, laundry, 6 bedrooms, 5 bathrooms, outbuildings and gardens, grounds and woodland of just under 2 acres.

Key Features

- AN UNLISTED FORMER RECTORY
- 4 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 6 BEDROOMS
- 5 BATHROOMS
- BOOT ROOM
- LAUNDRY ROOM
- OUTBUILDINGS AND HARDSTANDING AREA
- DRIVEWAY WITH AMPLE PARKING
- GARDENS AND WOODLAND APPROACHING 2 ACRES

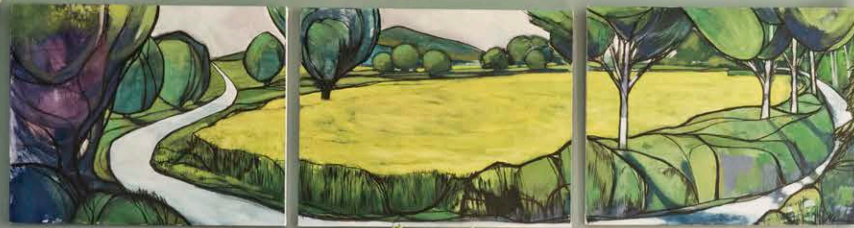


Immediate Area

The Old Rectory, as its name would suggest, sits next to the 15th century Church and overlooks the beautiful Dorset countryside of the Blackmore Vale. The village of Hazelbury Bryan (2 miles) has a pub, village shop, primary school and sports field. There is a well-regarded health centre at Cerne Abbas (7 miles) and within a short drive there are tennis and badminton courts, two golf courses and a well-equipped gym.



The larger towns of Sherborne (12.5 miles) and Dorchester (14.5 miles) have a much larger range of shops, Waitrose supermarkets, pubs, restaurants and both have mainline train services into London Waterloo. There are several well-regarded schools nearby including Sherborne (boys and girls), Milton Abbey, The Thomas Hardy and The Gryphon Schools. The World Heritage Jurassic Coast (15.5 miles) has unspoilt beaches and coastal paths for wild swimmers and walkers alike.



The House

The Old Rectory is an impressive Victorian house, built from natural stone, sitting in a conservation area. The house is unlisted but retains much of its original character features including large sash windows, many original fireplaces, flagstone flooring and impressive room dimensions.

The outbuildings, that are ripe for conversion, have traces of the former stabling with beautifully worn cobbles underfoot.

EPC - F



EAVES

THE OLD RECTORY, DORSET



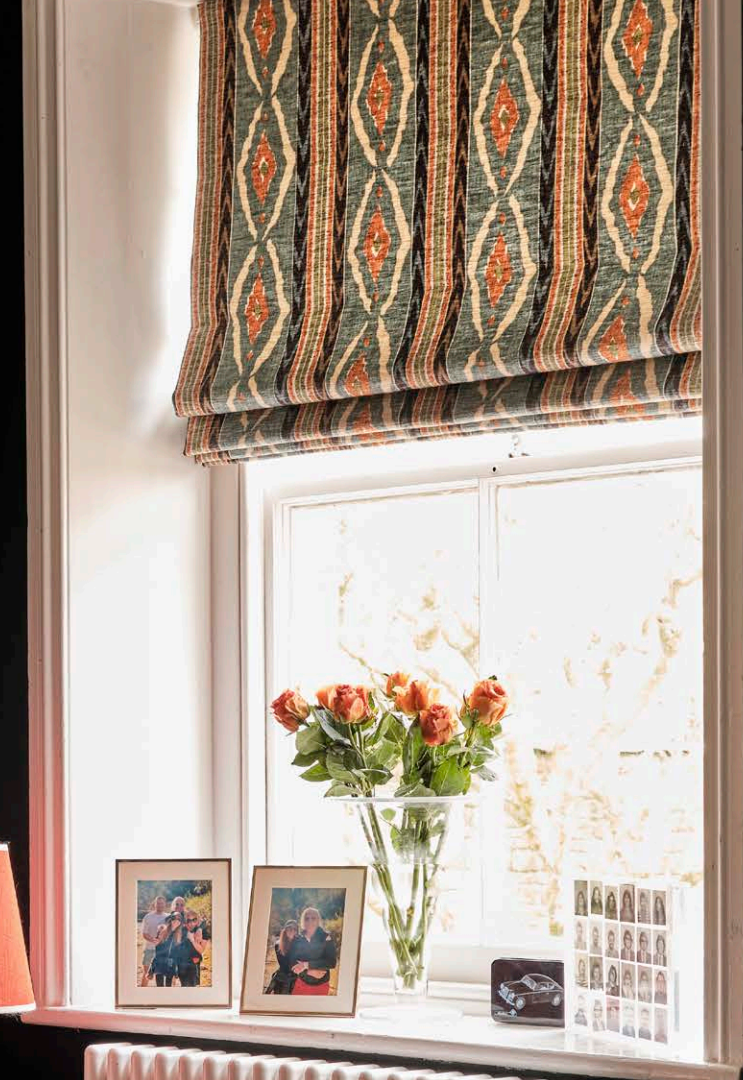
Interior

A covered porch with pillars takes you through to the impressive entrance hall. The hall has the original staircase, rising to the galleried landing of the floor above, with plenty of light from a window to the front. Immediately on the left is the formal dining room, with windows overlooking the front and side and the first of many original fireplaces with a stone surround. The windows, like most in the house, still have the original wooden shutters.

Next to the dining room is the drawing room with windows overlooking the garden to the side and rear, a door to the side and another fireplace with a wood burning stove.



Back into the hall and on the left is the kitchen/breakfast room, the hub of the house. The kitchen has been beautifully thought out with limestone flooring, bags of storage space, a larder cupboard, Quartz worktops and electric aga with induction hob. There is a kitchen island with built in sink and dishwasher as well as more cupboard space below. To the other end is plenty of space for a decent dining table in front of another fireplace with a wood burning stove. Two sash windows look out to the rear garden.



Walking past the stairs and a useful cloakroom you enter the hallway with a cosy snug on the right. Beyond the snug is what is currently an office. There are double doors to the side of the house and it would make a great playroom or music room.

Along the back hall is a laundry room and a separate boot room with WC. There is a door out from the rear hall to the back garden.





On the first floor is the spacious master bedroom with 3 windows looking out over the garden, another original fireplace, built in wardrobes and a door through to the equally spacious ensuite. The ensuite has a large walk-in shower and a roll top bath under one of the windows, his and hers basins, a fireplace and built in storage. There are a further 4 double bedrooms, 2 ensuites and a family bathroom on the first floor.

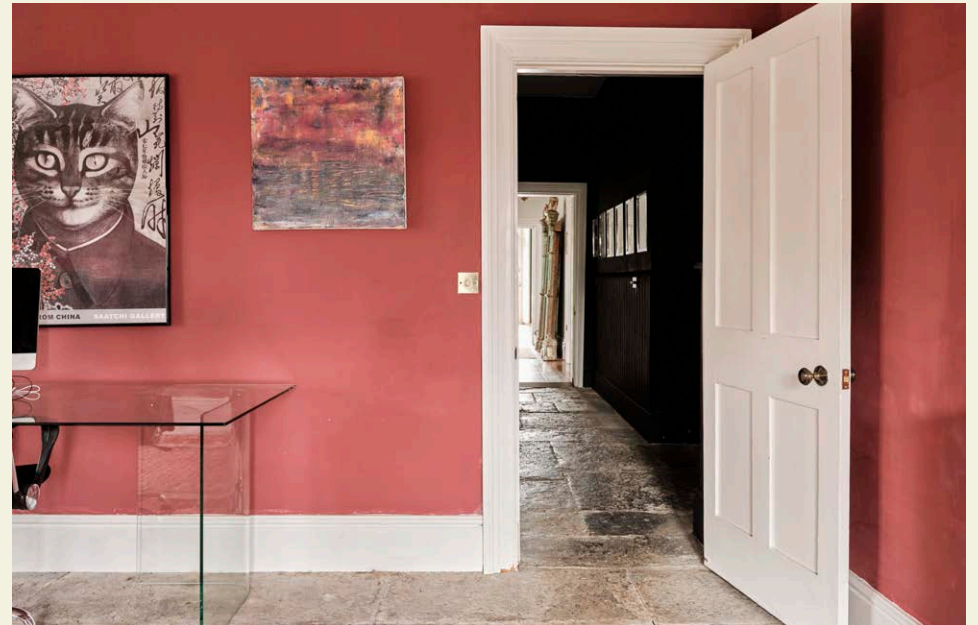
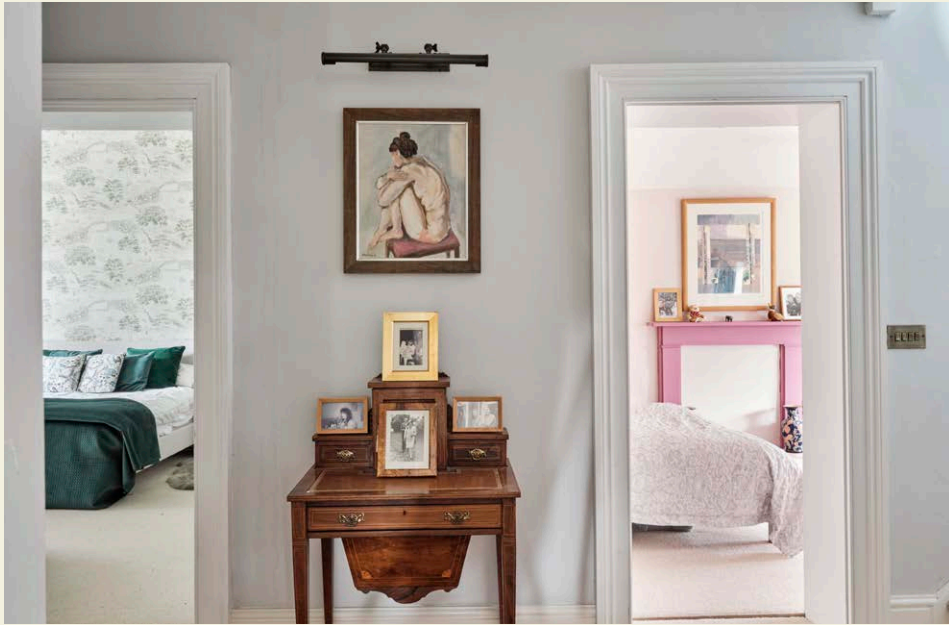
Another flight of stairs takes you up to the second floor. There is a small landing that takes you into another double bedroom, with plenty of storage, and a further ensuite bathroom.





EAVES

THE OLD RECTORY, DORSET



Outside

Wrought iron gates with stone pillars and Pineapple finials lead to the circular drive and the front of the house.

The driveway is flanked by trees and hedging and in the centre is an impressive fountain with inset beds surrounding. There is a good-sized front lawn, to the side of the driveway, that connects to the main garden and woodland which is to the side of the house. The main lawn, which looks to the south has plenty of space for a tennis court or swimming pool/natural swimming pond if required.

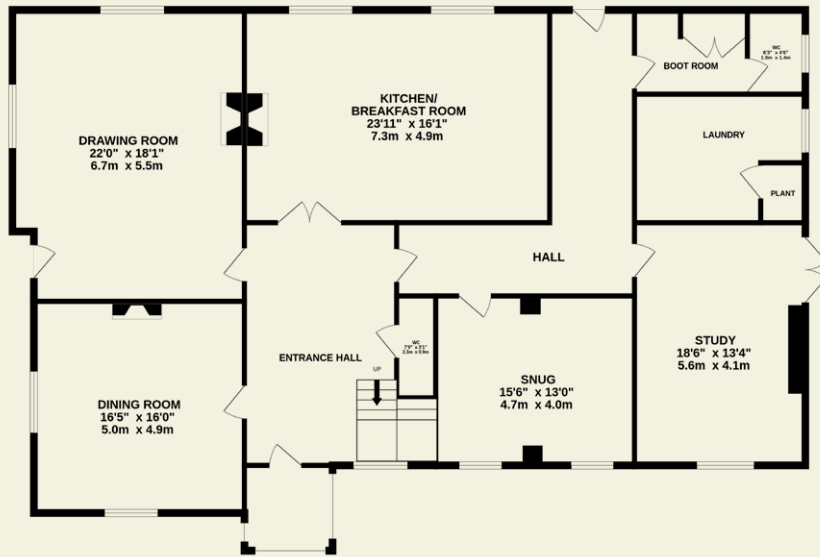


The woodland contains a mix of deciduous trees and offers plenty of areas of shade in the warmer months. To the east of the house there is access over another driveway which leads to a large hard standing area with lots of parking. Here you find the old stables, currently stores and garaging, which could be converted (subject to planning) for a number of different uses. A gate leads to the back of the house where there is a lovely paved and lawned terrace. The gardens here offer great space for parties and entertaining and there is plenty of scope for keen gardeners to adapt further.

Finally, off the hard standing area, is a former kitchen garden with a garage to the side.

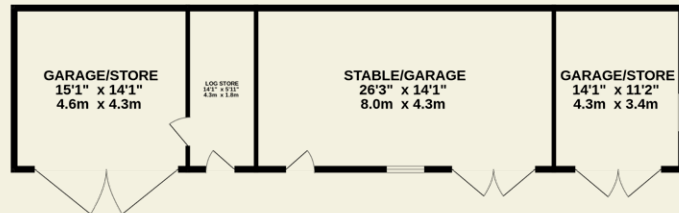
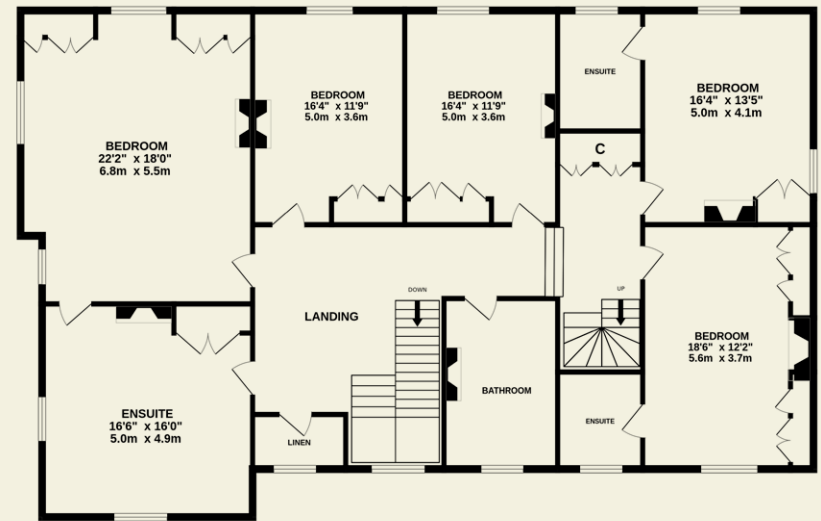
GROUND FLOOR

2176 SQ. FT. / 202.2 SQ.M. APPROX



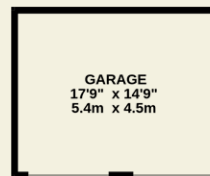
1ST FLOOR

2124 SQ. FT. / 197.3 SQ.M. APPROX



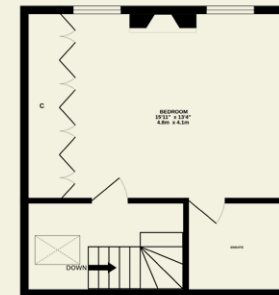
OUTBUILDINGS

1086 SQ. FT. / 100.9 SQ.M. APPROX



2ND FLOOR

359 SQ. FT. / 33.4 SQ.M. APPROX



TOTAL FLOOR AREA

5746 SQ. FT. / 533.8 SQ.M. APPROX

Floorplans



Directions

Entering Mappowder from the north, turn right onto Hammond Street. Continue through the village passing the Church on the right. Shortly after the Church the entrance to The Old Rectory is on the right hand side.

WHAT3WORDS /// **ROMANCE.SOONEST.TECH**

Services

Mains electricity, water and drainage. Oil central heating.

Local Authority

Dorset Council - Band H

Eaves Notes

The house has been completely renovated including a full rewire and new central heating system. A full list of works is available upon request.

Eaves

WWW.EAVESHOUSE.COM

Contact Us

01935 571049

INFO@EAVESHOUSE.COM

FOLLOW:

@EAVES.HOUSE

OPENING HOURS

MON — FRI:

09:00 AM TO 17:30 PM

SATURDAY:

09:00 AM TO 13:00 PM

SUNDAY:

BY APPOINTMENT

Viewings strictly
by appointment only.

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. June 2024.

