



The Pump House
Piddlehinton
£585,000 Price Guide



The Pump House is a beautifully unique three-bedroom detached country home, tucked away in a peaceful setting on the edge of Muston Farm, Piddlehinton. Skillfully converted from a 1960s municipal building, the property perfectly blends its industrial heritage with stylish contemporary living. Constructed of brick with striking external Hardie Plank cladding beneath a tiled roof, the home is surrounded by picturesque countryside. Internally, the property features a light-filled open-plan layout designed to maximise natural light, complemented by modern underfloor heating and a water softener. With three en-suite bedrooms and wonderful wrap-around gardens, it offers a tranquil Dorset escape, ideal for modern family living or as an idyllic rural retreat. EPC Rating: E.

Piddlehinton is a picturesque village located in Dorset, England, which sits along the River Piddle, providing a scenic backdrop to the quaint, rural setting. With its charming thatched cottages, peaceful atmosphere, and proximity to the historic town of Dorchester, Piddlehinton offers a perfect blend of traditional English village life and natural beauty. The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

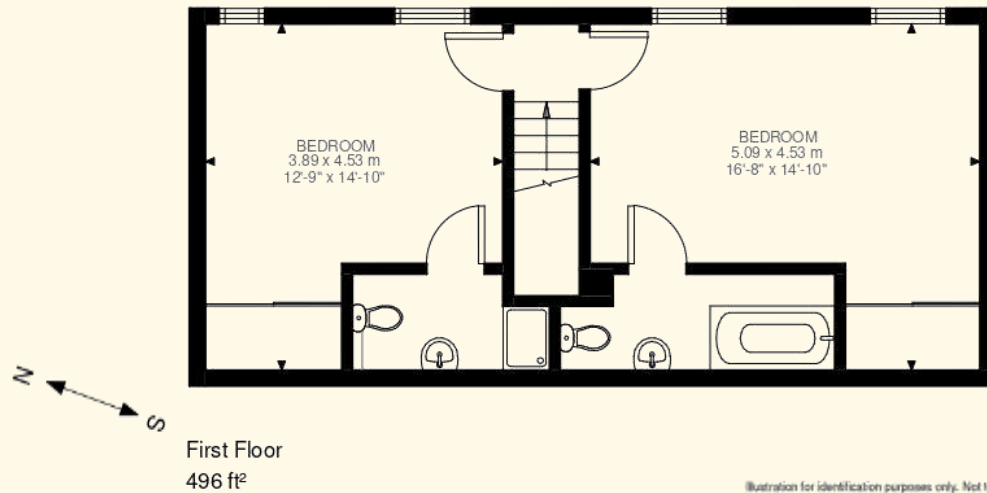


On approaching this impressive home, you are greeted with a secure metal entrance gate that opens to reveal the property positioned immediately on your right. A private shingled driveway leads to the home and provides ample gated parking amidst the peaceful rural setting.

On entering, a pathway leads to the front door, which opens directly into the heart of the home. A spectacular open-plan kitchen and dining area defined by magnificent vaulted ceilings. Flooded with natural light from double Velux windows, it frames breathtaking views over the local water meadows and features solid oak worktops alongside a central social breakfast island. The kitchen area is fully equipped with premium integrated appliances, including a double oven, a four-ring induction hob with an extraction hood, a built-in dishwasher, and a built-in washing machine. Luxurious tiled flooring with underfloor heating flows seamlessly from the kitchen into a spacious sitting room. Here, two sets of French doors open directly onto the garden, framing panoramic views of the rolling countryside. The ground floor is completed by a versatile, dual-aspect double bedroom with direct access to a stylish Jack-and-Jill shower room, creating excellent potential for a guest annex.

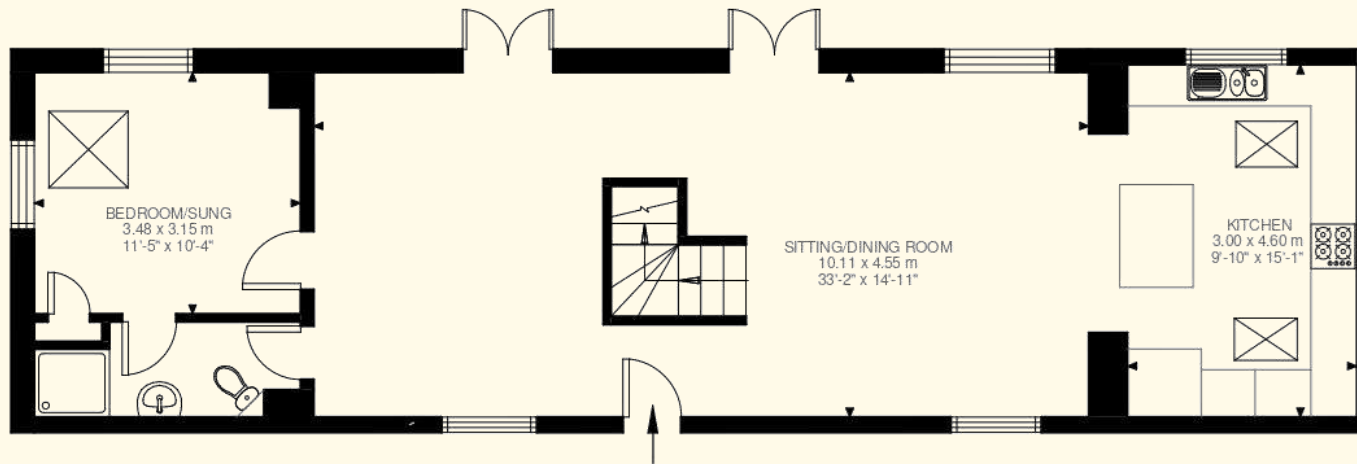
An impressive open staircase rises to the first floor, where two further double bedrooms both enjoy the ultimate comfort of their own private en-suite facilities, creating a private setting that allows perfectly for multi-generational family living.

Externally, the property sits upon wrap-around grounds, featuring a large patio terrace providing the perfect spot for garden furniture to enjoy alfresco dining against a rural backdrop. The home is complete with an idyllic herb garden and a storage shed, this property offers an exceptional blend of modern sophistication and idyllic country charm.



Muston Farm, DT2
Approximate Gross Internal Area
126.04 SQ.M / 1357 SQ.FT

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



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.

Agents Notes:

We are advised that the owner is responsible to contribute a reasonable amount towards the cost of any future repair/upkeep to the existing tarmac road leading to the Pumphouse. Please note that there is a possessory title on this property.

Services:

Mains electricity and water are connected.
Oil combi boiler heating.
Please note that there is a sewage treatment plant.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

Broadband:

At the time of the listing, we are advised that standard and superfast broadband may be available.
Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

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#>

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>