Morton • New

selling and letting properties



Hammond Street
Mappowder

Guide Price
£468,000

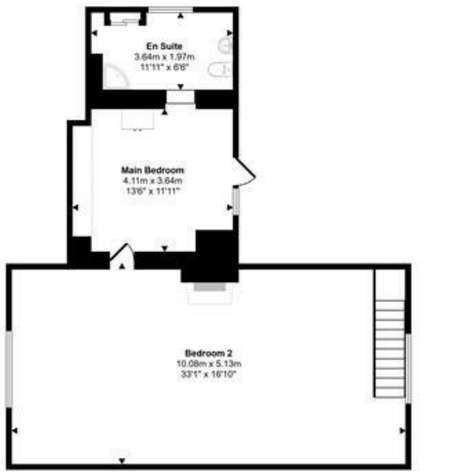
An exceptional rural renovation opportunity to acquire a truly individual and characterful former hall, occupying a wonderfully private position in the sought-after Dorset village of Mappowder.

This is a fascinating property, rich in architectural character and offering an exciting opportunity for a purchaser with the vision to restore and reimagine this very special building. Constructed principally of stone beneath a tiled roof, the property immediately makes an impression, with its handsome elevations, distinctive covered Gothic-style entrance and wealth of original features.

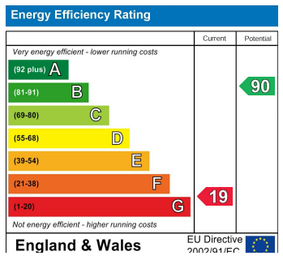
The property has the advantage of not being listed and requires extensive modernisation and refurbishment throughout. This is very much a property for someone looking to create something of their own. The existing accommodation is unusually flexible, with bedrooms and reception rooms currently arranged across both floors, providing considerable scope to rethink the layout and create a substantial and highly individual country home, subject to any necessary consents.

Particularly impressive is the first floor, where a magnificent open-plan room reveals the scale and history of the building, with a soaring vaulted ceiling and an extraordinary framework of exposed timbers. Combined with the generous ground-floor accommodation, secluded gardens and attractive rural setting, this a rare opportunity to breathe new life into a property of genuine character.





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.



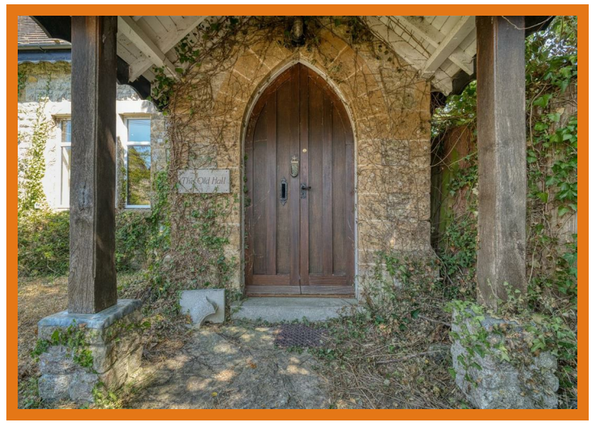
1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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

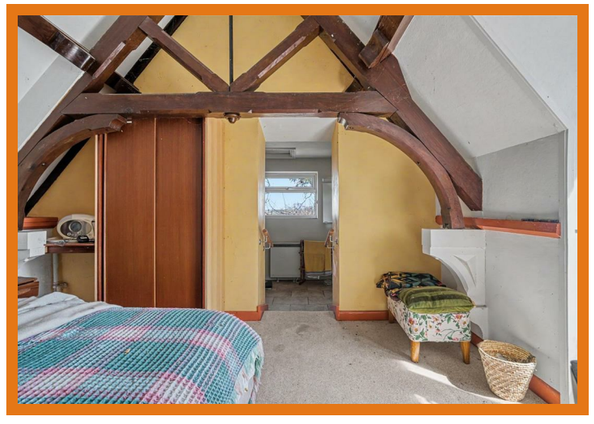












The Property

Inside

The accommodation begins with an impressive entrance hall, where the staircase rises to the first floor and the proportions and architectural details immediately hint at the character found throughout the building. The principal sitting room is a generous reception space with a substantial stone fireplace providing a natural focal point. An attractive arched opening leads through to a further area, while windows draw in plenty of natural light and look towards the surrounding gardens. Also on the ground floor are two bedrooms, including a particularly pleasant room with a large window overlooking the garden. The existing kitchen is arranged in a galley style and there is also a bathroom with shower and WC together with a separate WC. Towards the rear of the property is a further sitting room with an adjoining utility room. The previous owner had intended to remodel this part of the house to create a new main kitchen and living area, and it is easy to appreciate the potential this space offers as part of a wider renovation of the property.

The first floor provides perhaps the most striking accommodation, the principal bedroom benefits from an en-suite bathroom, while the remainder of the floor is dominated by an exceptional open-plan room. With its dramatic vaulted ceiling, exposed beams and substantial timber framework, it is a remarkable space and a wonderful reminder of the building's origins. The arrangement offers enormous flexibility. A purchaser may choose to retain the impressive open nature of the first floor or, subject to the appropriate consents, explore the possibility of creating additional bedroom accommodation upstairs, allowing more of the ground floor to become dedicated living space.

Throughout the house, exposed beams, internal arches, fireplaces and other period details provide a wealth of character to work with. The property undoubtedly requires a comprehensive programme of improvement, but therein lies much of its appeal – this is an opportunity to sympathetically restore an unusual building rather than simply modernise an ordinary home.

Outside

Gardens

Set within established gardens which wrap around the property, creating an appealing sense of privacy and seclusion. The gardens are predominantly laid to lawn with mature trees, shrubs and established boundary hedging, and the stone elevations of the house sit particularly attractively within the grounds. There is ample opportunity to reinstate and enhance the gardens alongside the renovation of the property. The mature boundaries currently provide a high degree of privacy, while selective reduction of some of the hedging could potentially open up more extensive views across the surrounding countryside, making even more of this lovely rural position.

Parking

There is also a detached garage and driveway providing off-road parking.

Useful Information

Energy Efficiency Rating G
Council Tax Band D
Electric Heating
Freehold
No Onward Chain

Location and Directions

Mappowder is a charming and peaceful Dorset village set within attractive rolling countryside, offering a classic rural lifestyle with a strong sense of community. The village benefits from a parish church and village hall, while a wider range of everyday amenities can be found in nearby Sturminster Newton and Sherborne, including supermarkets, independent shops, schools and leisure facilities. The area is well placed for access to larger towns such as Blandford Forum and Yeovil, with good road links via the A303 providing connections to London and the South West.

Postcode DT10 2EH

What3words - thick.sitting.prospers

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.