



Offers In Excess Of

£550,000

HIGH STREET, STURMINSTER MARSHALL, WIMBORNE BH21 4AT

Freehold



- ◆ 17TH CENTURY COTTAGE
- ◆ FOUR/DOUBLE BEDROOMS WITH ENSUITES
- ◆ HOME/INCOME POTENTIAL
- ◆ WOULD SUPPORT MULTI-GENERATIONAL LIVING
- ◆ GENEROUS OPEN PLAN LIVING SPACES
- ◆ CENTRAL VILLAGE LOCATION
- ◆ VENDORS SUITED
- ◆ GAS FIRED HEATING AND DOUBLE GLAZING

A sympathetically extended, 17th Century Cobb cottage which lends itself to a home/income proposition or multi-generational living with four double bedrooms, four en-suite bathrooms and generous open plan living spaces. Vendors Suited.

Property Description

The home has a central position within this popular village and has been sympathetically extended to create this unique home. The property combines the charm of a 17th Century Cobb cottage with rustic and spacious extensions, to form versatile accommodation that would suit families or multi-generational living, as well as a Bed & Breakfast. The accommodation comprises a living room with exposed beams and an open plan dining space. A rustic style kitchen opens to a generous reception room with Victorian-style roof. There is a study/bedroom featuring an adjoining shower room. On the ground floor there is a purpose-built utility room with double glazed lantern roof and a generous assortment of floor and wall mounted units, with access to the rear garden. The first floor bedrooms all benefit from their own en-suite facility, and there is access to the loft space from the first floor landing. The home benefits from gas fired heating and double glazing.





Gardens and Grounds

The front garden has been laid entirely to block paving to form a generous forecourt suitable for several vehicles. There is gated access to the right hand side of the home, which in turn gives access to the rear courtyard style garden. The courtyard is entirely paved and there is a pagoda covered seating area and ornate fish pond towards the rear boundary. A wood-built studio has been purpose built and provides further utility space that compliments the principle dwelling there is a secure lean-to and garden shed, ideal for garden storage.

Location

The village of Sturminster Marshall offers good local facilities including a village shop/post office, pharmacy, primary school, two pubs, church, village green and playground and active village hall. There is also a small 9 hole golf course and children's Golf Academy. More extensive shopping, business and recreational facilities can be found in Wimborne, about 5 miles, and in Blandford, about 9 miles, and the larger centres of Poole and Bournemouth are both easily accessible. Golf is at Blandford, Broadstone, Parkstone, Rushmore and Remedy Oak (near Horton), with sailing and water sports at Poole, Weymouth and along the World Heritage designated Dorset Jurassic coastline. Mainline rail services run from Poole or Salisbury to London (Waterloo) and the M3 joins from the M27 providing access to London. The property enjoys walk in the surrounding countryside and along the river banks of the Stour.



Size: 2,169 sq ft (201.5 sq m)

Heating: Gas fired (Combi) serviced annually

Glazing: Double glazed

Parking: 3 off road spaces

Garden: West facing

Main Services: Electric, water, gas, telephone, drains

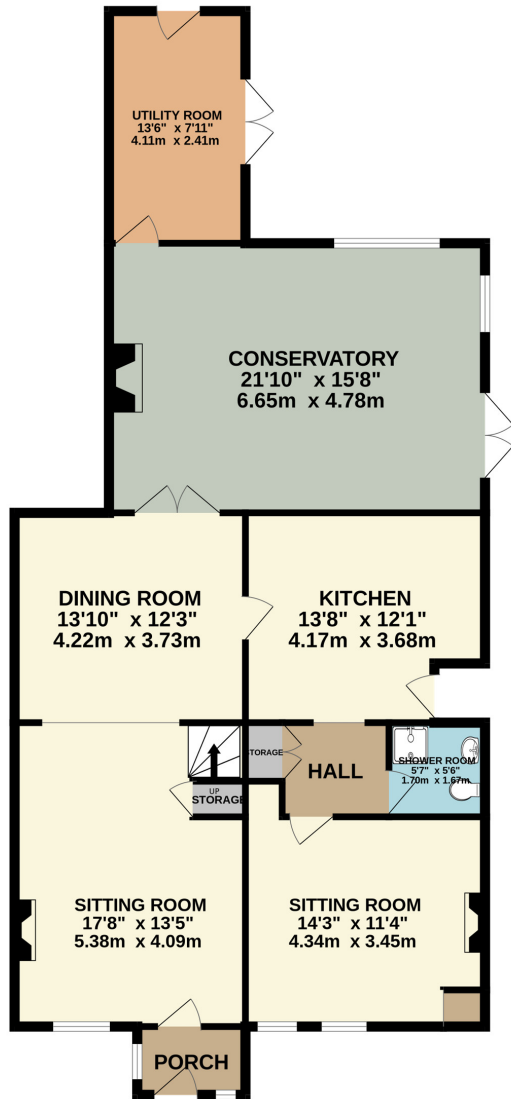
Local Authority: Dorset Council

Concil Tax Band: D

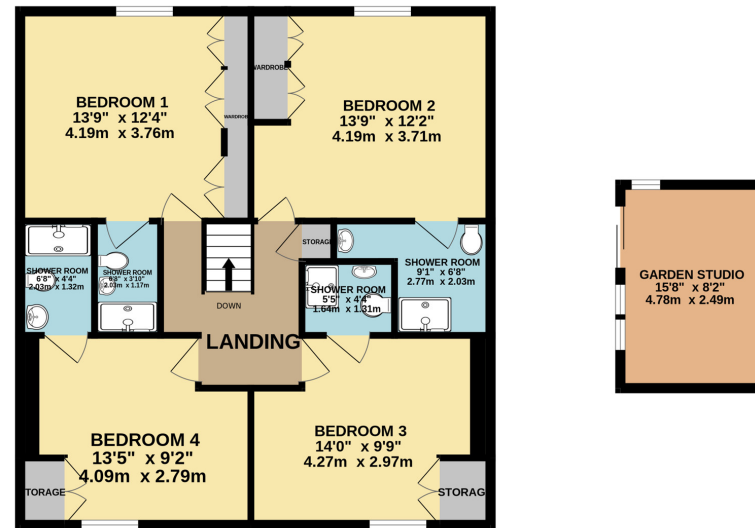




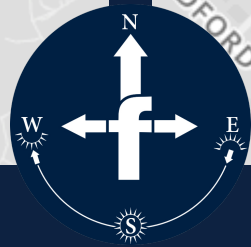
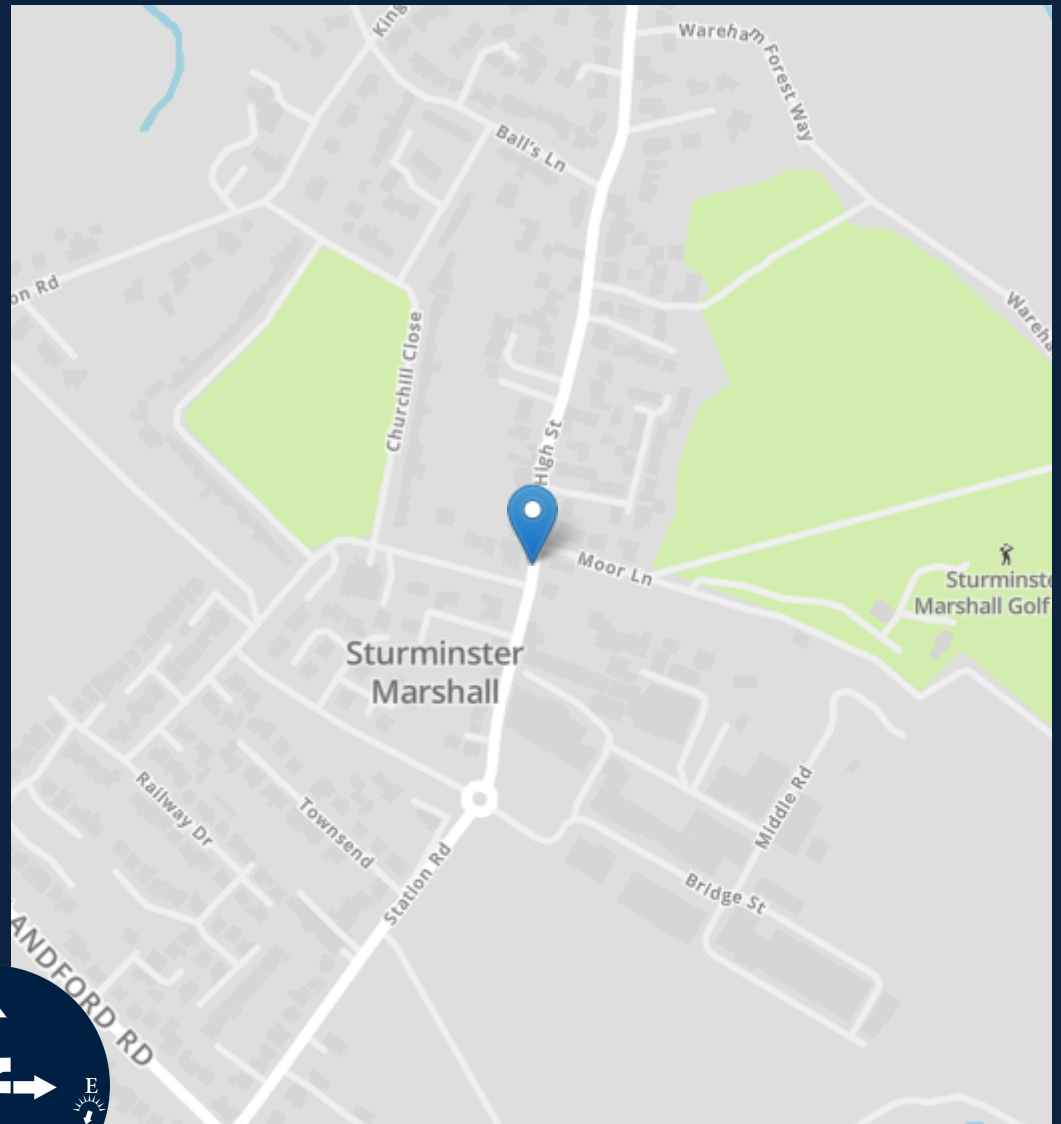
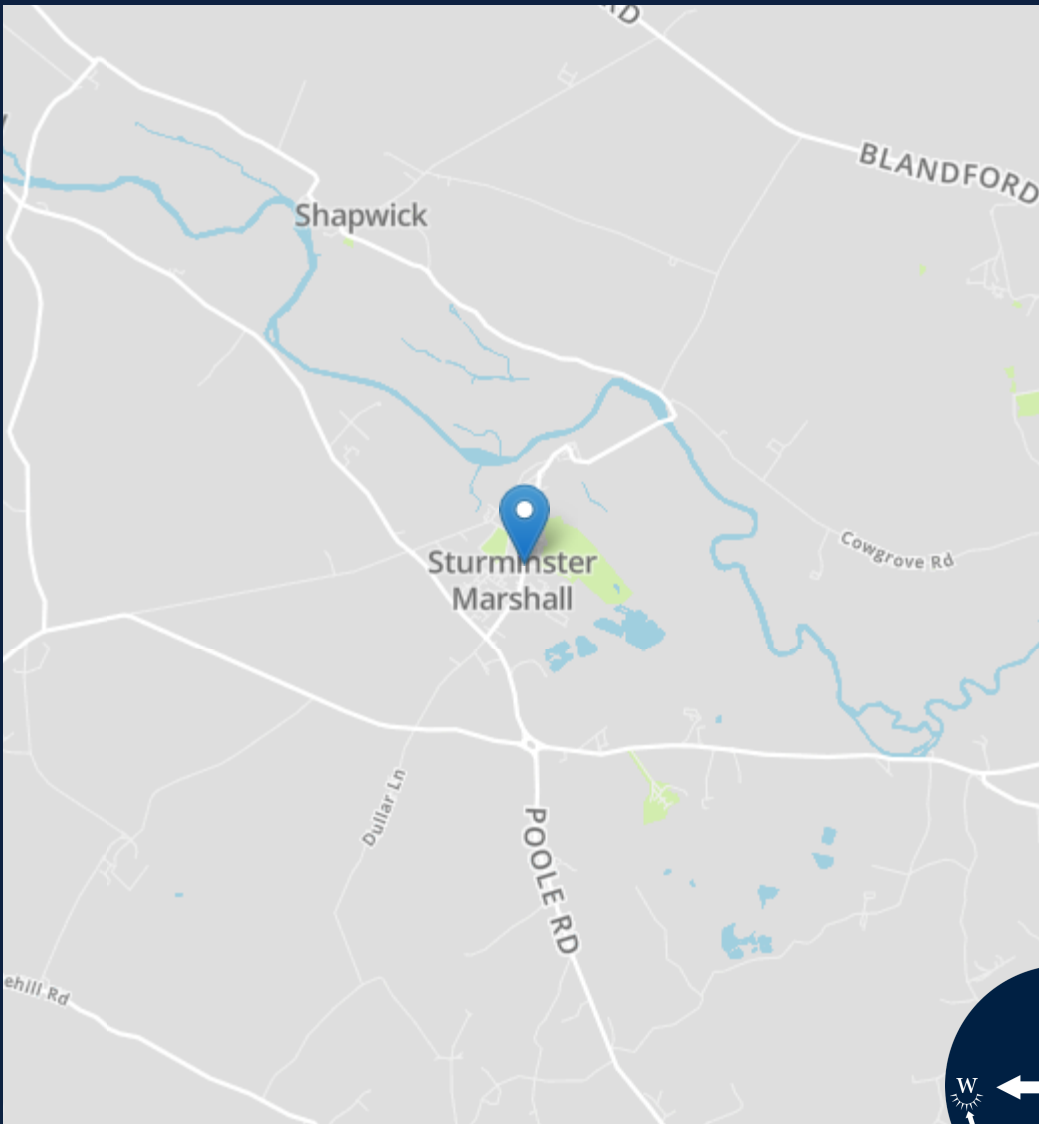
GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	81

England, Scotland & Wales

EU Directive 2002/91/EC



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