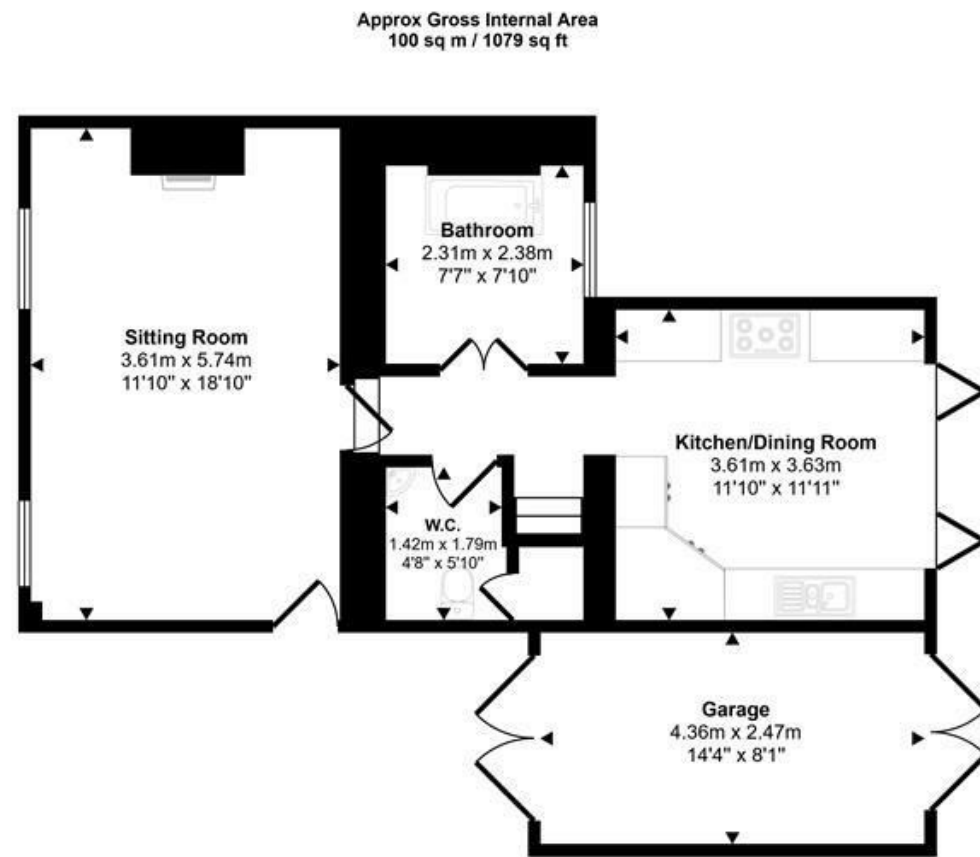
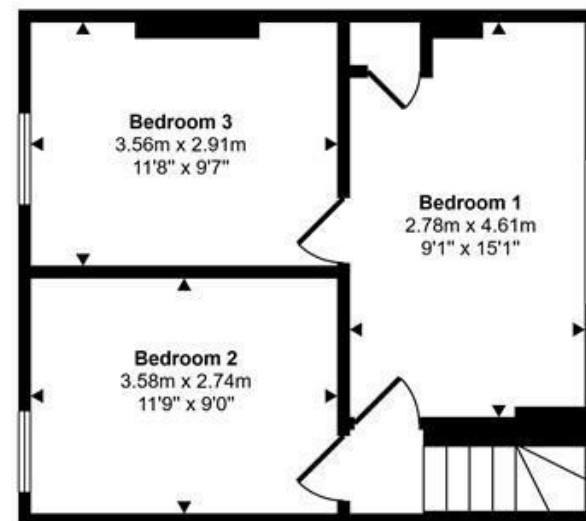




Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 37 sq m / 402 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



Blackmoor Lane Henstridge

Guide Price
£300,000

Stylish 1850s Stone Cottage with Contemporary Flair, Garden Bar & Garage

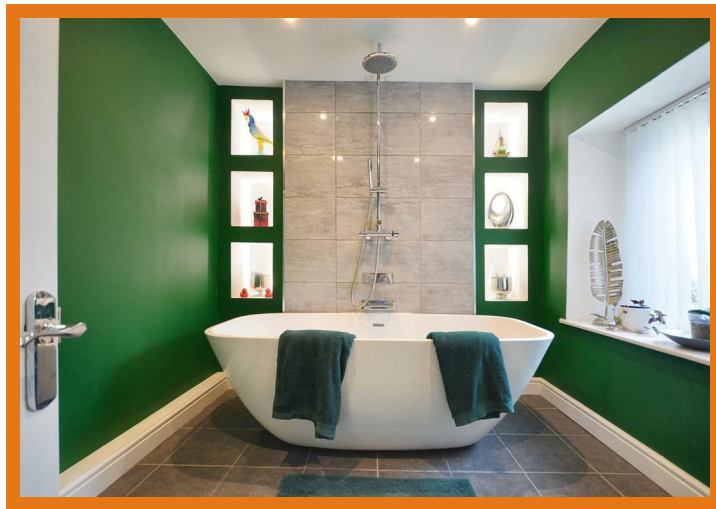
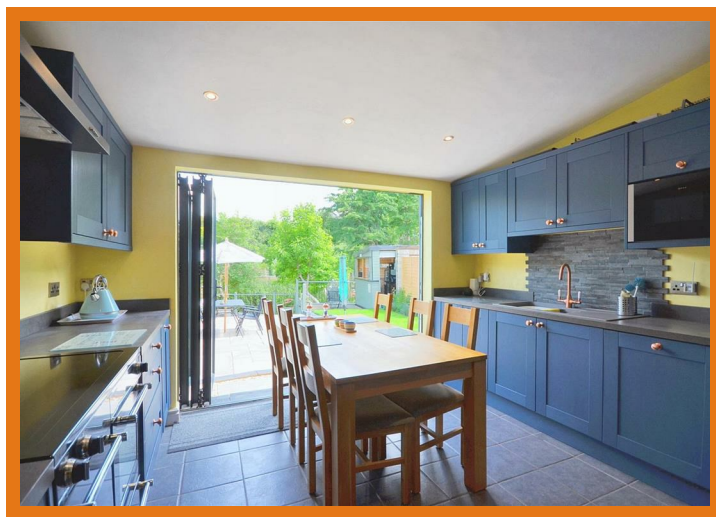
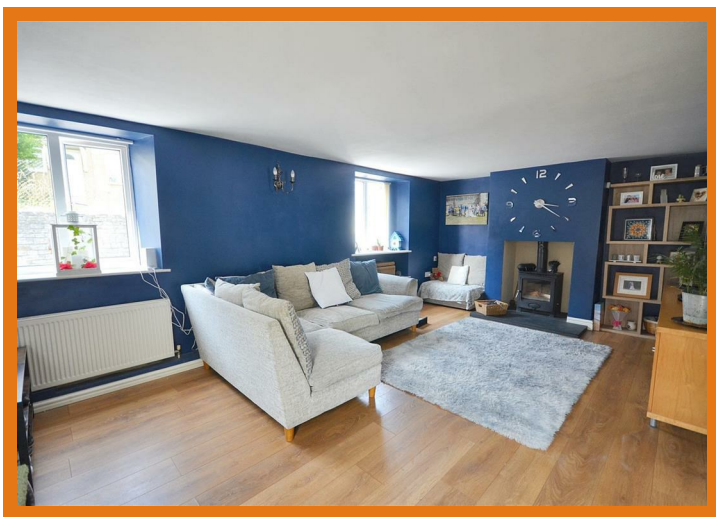
Situated on a quiet village lane, this charming end-of-terrace stone cottage, dating back to the 1850s, has been beautifully transformed over the past decade from a dated home into a stylish, contemporary retreat. Thoughtfully updated while retaining its character, the property enjoys a peaceful setting within walking distance of the local shop, pubs, village hall, and primary school.

Step inside to discover a spacious sitting room with a cosy log-burning stove, perfect for relaxing evenings. The modern kitchen is both sleek and functional, featuring soft-closing cabinetry, integrated appliances, and tri-folding doors with integrated blinds, opening directly onto the garden—ideal for alfresco dining and entertaining. There are three generous double bedrooms, along with a luxurious bathroom complete with a double-ended two-person bath. A separate cloakroom with WC and tabletop basin adds convenience, and there's potential to create a first-floor cloakroom by re-configuring the layout.

The garden has been designed for easy maintenance and features a fantastic bar area, making it a wonderful space to unwind or host guests. The plot also borders a gentle brook, adding a touch of tranquility to the outdoor space.

To the side of the property is a garage with both front and rear opening doors, offering excellent storage or workshop potential and convenient through-access to the garden.

With period charm, modern comforts, and flexible living space, this home is move-in ready and full of character—offering a unique lifestyle opportunity in a sought-after village setting.



The Property

Accommodation

Inside

Ground Floor

The front door is located to the side of the cottage and opens into a spacious and bright sitting room with a log burner - ideal for those chilly autumn and winter evenings. The floor is laid in a practical wood effect laminate. The rest of the ground floor is tiled for practical reasons. There is a step down into the inner hall, where stairs rise to the first floor and doors open to the bathroom and cloakroom. There is an opening into the kitchen/dining room.

The kitchen/dining room has tri-folding doors, which have integrated blinds and open to the rear garden, bringing the outdoors in and are ideal for those sunny days. The sitting room does have enough room for dining if this is preferred. The kitchen is fitted with new Wren soft closing units, which consist of broom cupboard with power, corner walk in pantry, separate drawers with cutlery and deep pan drawers plus floor and eye level cupboards. You will find a generous amount of work surfaces with a matching upstand and a one and a half bowl sink and drainer with a swan neck mixer tap and tiled splash back. The fridge/freezer, dishwasher and washing machine are integrated and there is a range cooker that may be purchased by separate negotiation.

The bathroom adds a touch of luxury to the home - there is a double ended bath with wall mounted tap and spout and mains shower above with a choice of hand held or rainfall shower head. The generously sized cloakroom has a WC and a circular table top wash hand basin. Both the bathroom and cloakroom benefit from automatic lighting.

First Floor

On this floor you will find three double bedrooms - one leads off from another. There is ample scope to create a first floor cloakroom - the pipework is in situ.

Outside

The property is approached from the lane via double metal gates that open to a small drive that leads up to the garage. This has double opening doors to the front and rear and benefits from light and power. A fabulous store and work shop but could be adapted as a work from home space.

A path leads along the side of the garage to the rear garden. This has been landscaped for ease of upkeep in mind. There is a large seating area that is paved in Indian Sandstone plus a decked area at the bottom of the garden where you will be able to hear the brook babble on its way to its destination. There is also a lawn and a home bar! The garden is a good size and benefits from plenty of sunshine

Useful Information

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.

Energy Efficiency Rating E

Council Tax Band C

uPVC Double Glazing

Mains Drainage

Freehold

The neighbour has a pedestrian right of way over the rear garden

Location and Directions

From the property it is a short walk to a Good Ofsted rated Primary School, two pubs, Village Hall and local shop with Post Office. Stalbridge is the next village a short drive away where there is a very well stocked family run supermarket. This also has a lovely café, you can shop online and it will deliver. The property benefits from excellent communication links. There is easy access to the A30 and A303. The mainline railway station at Templecombe, with direct trains to London, is less than 2 miles from the property.

Postcode - BA8 0SW

What3words - ///demoted.rollover.vegetable