



Partway Lane  
Hazelbury Bryan

Guide Price  
£350,000

A charming and characterful three bedroom end of terrace cottage, situated in the popular Dorset village of Hazelbury Bryan. The village has a primary school, public house and village stores all within easy reach, with the market town of Sturminster Newton just five miles away for a wider range of facilities. Full of original features throughout, an inglenook fireplace, stone feature walls and exposed black beams create a truly warm and inviting atmosphere. Offered for sale with no onward chain.

The accommodation extends to approximately 1,440 square feet across two floors, comprising a generous sitting room, separate dining room and conservatory on the ground floor, alongside a kitchen and ground floor shower room. To the first floor, two generous double bedrooms and a single bedroom are found, all served by the family bathroom, with a staircase also leading to a large and useful attic storage space.

Outside, a large and private garden enjoys an easterly aspect, backing directly onto open fields and offering a wonderful sense of space and seclusion. A swimming pool sits within the plot and, whilst in need of some attention, has potential to be reinstated and enjoyed. A shed is also found within the garden, alongside driveway parking for up to three vehicles.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

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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	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## The Property

### Inside

#### Ground Floor

The property can be entered either through the front door into the sitting room or via a side entrance into the hallway. The sitting room is an immediately impressive and characterful space with an inglenook fireplace, a stone feature wall and exposed black beams creating a wonderful atmosphere. A hallway leads through to the dining room, kitchen and ground floor shower room. The dining room is a well proportioned space with the conservatory beyond, enjoying a pleasant outlook. The kitchen is fitted with wood units and laminate worktops, with an eye level oven and hob and space for further appliances.

#### First Floor

Stairs rise to the landing where two generous double bedrooms are found, alongside a third bedroom. The family bathroom serves the first floor accommodation.

#### Attic

A staircase rises to a large and useful attic storage space, providing excellent additional storage for the property.

### Outside

#### Garden

A large garden enjoying an easterly aspect and a good level of privacy, backing directly onto open fields and surrounded by mature trees and shrubs. A swimming pool sits within the plot and, whilst currently in need of some attention, has great potential to be cleared and reinstated, offering an exciting addition to what is already a generous outdoor space. A shed is also found within the garden.

#### Parking

A driveway to the front of the property provides parking for up to three vehicles.

### Useful Information

Energy Efficiency Rating E - However, this has not been updated since the installation of the solar pannels  
Council Tax Band D  
Mains Drainage  
Upvc Double Glazing  
Electric Heating

Wholly Owned Solar Pannels  
Freehold  
No Onward Chain

### Location and Directions

Hazelbury Bryan is a popular Dorset village, offering an attractive rural setting with a strong sense of community. The village itself provides a range of local amenities including a village shop, primary school, public house and access to surrounding countryside, ideal for walking and outdoor pursuits. A wider selection of facilities can be found in nearby towns such as Sturminster Newton and Sherborne, offering supermarkets, independent shops, schooling and leisure amenities. The area is well placed for transport links, with access to the A303 and rail services from nearby stations, providing connections further afield.

Postcode DT10 2DP

What3words  
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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.