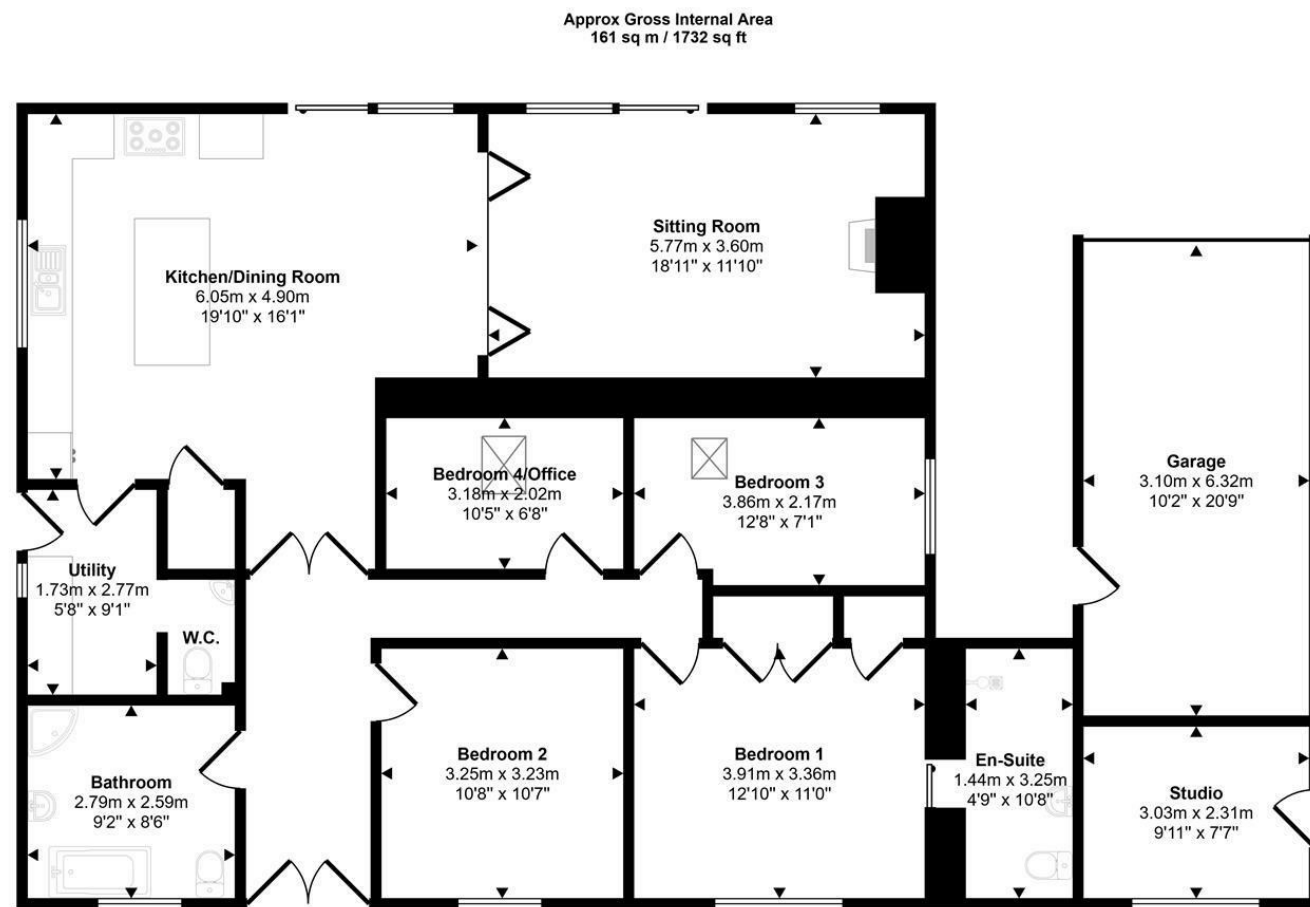




Studio

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.



Crouch Lane
Holwell

Asking Price
£485,000

A Unique Village Home with Character, Space and Modern Style:-

Steeped in history yet designed for today's lifestyle, this unique single-storey home offers a rare blend of charm and versatility. With roots stretching back to the 18th century, it was once a thatched cottage before evolving into an extended bungalow in the 1930s/50s, and modernised in the early 2000s. The result is a spacious and flexible family home that's ready to enjoy, with scope to adapt even further.

Step inside and you're welcomed by a fabulous entrance hall, finished with solid oak flooring and access to a generous loft space offering exciting potential for development (subject to the necessary permissions). At the heart of the home lies the large open-plan kitchen/dining room, a true hub for family life and entertaining, with solid wood units and plenty of space to gather. Double doors flow through to the inviting sitting room, complete with a log burner for cosy evenings. A utility and cloakroom add everyday convenience. The accommodation is well balanced, with a large single bedroom (currently an office) and three generous doubles, including a main bedroom with en-suite shower room. A stylish family bathroom completes the layout.

Outside, this home continues to impress. An attached studio, currently used as an art room, provides wonderful flexibility – ideal as a creative retreat, home office, or gym. The property also benefits from ample parking, a large garage, and a private, sunny garden with plenty of room for children to play or for keen gardeners to make their mark.

Set in a friendly village location, this is a home with character, space and endless possibilities – a truly fantastic family opportunity.

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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	58	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Accommodation

Inside

Double mahogany doors open into a spacious and welcoming entrance hall with access to the boarded and insulated loft space, which has potential for development. Doors lead off to the bedrooms, bathroom and kitchen/dining room. Adding warmth and character to the home, there is solid oak flooring that continues into the kitchen/dining room. Double doors lead to the kitchen/dining room and further doors to the bedrooms and bathroom. The bathroom is fitted with a modern suite consisting of old fashioned WC, Victorian style bath with claw feet and mixer tap with a telephone style shower attachment, pedestal wash hand basin and a corner shower cubicle with a mains shower and rainfall shower head. For practicality, the floor is tiled.

The large kitchen/dining room benefits from a double outlook with a window overlooking the side garden and a sliding door that opens to the rear seating area. It is fitted with a range of solid wood units consisting of floor cupboards - some with drawers and corner carousel plus plinth lighting, pull out bin store and eye level cupboards and cabinets with counter lighting beneath. You will find a generous amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a mixer tap. There is an integrated larder style fridge and dishwasher plus the 'Rangemaster' electric cooker with two ovens, grill and ceramic hob and extractor is included. From the kitchen, there is a door to the utility room, which has access to the side garden and a door to the cloakroom.

From the dining area double bi-folding doors open to the sitting room. This is a well proportioned space with a window and sliding door to the rear. There is a stone fireplace with a timber beam and log burner. A great family room or for entertaining.

There is a generously sized single bedroom plus three double bedrooms, main with built in wardrobes and an en-suite shower room that is fitted with a modern suite.

Outside

Garage and Parking

The drive is access from Holwell Drove via a five bar timber gate that opens to a block paved curving drive, edged by stone and borders planted with a variety of shrubs plus a lawned area with a timber shed. The drive has enough room to park three cars and leads up to a large garage with an up and over door, plus light and power. There is also a personal door to the side that opens to the rear garden. Attached to the other side of the garage is a useful log store. A timber gate from

the drive opens to the rear garden.

Gardens

The property is approached from the lane onto a path the leads to the storm porch and front door. The frontage is laid to lawn and enclosed by a mature hedge and planted with shrubs and a plum tree. To one side of the bungalow there is access to the studio and the log store, whilst to the other side is a parking area for one to two cars or for storing a caravan, motor home, boat or horse box. From here a timber gate opens to the rear garden. This is fully enclosed with a sunny and private aspect. Mostly laid to lawn with a seating area to the rear of the property and planted with shrubs and trees, including apple.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Double Glazed Windows
Oil Fired Central Heating
Mains Drainage
Freehold

Location and Directions

The property is located in the small Dorset village of Holwell, which surrounded by the beautiful Blackmore Vale countryside. The village boasts the oldest pillar box still being used in Britain today and has an historical church dating back to around 1480. There is also the village hall that hosts many events - from WI to table tennis and quiz and film nights. It is also available for private hire. Approximately a mile and half away is the village of King Stag which has a public house and garage with a small shop. Just five miles away is the beautiful historic town of Sherborne, which has a mainline train station serving London Waterloo and the West Country. The town offers excellent shopping facilities as well as home to an abundance of architectural styles, including castles and alms houses. There is also a selection of educational facilities including state and independent schools.
Postcode - DT9 5LF
What3words - ///chained.mirroring.limped



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.