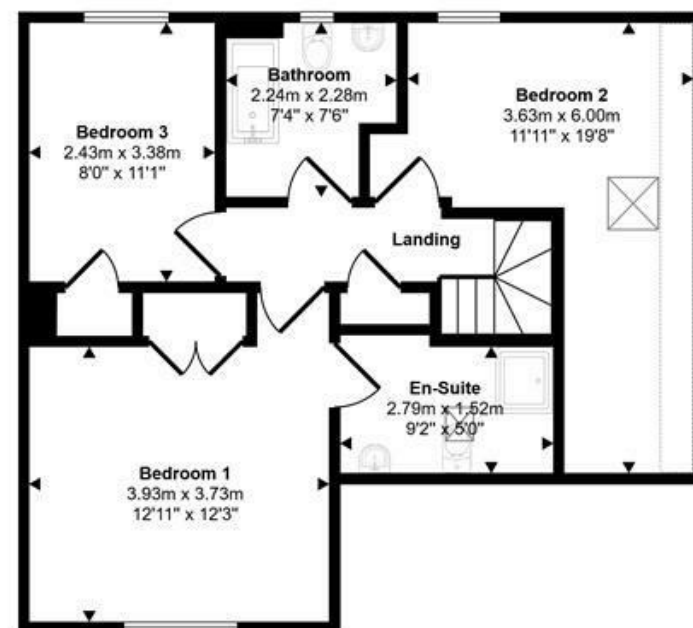


Ground Floor
Approx 67 sq m / 722 sq ft



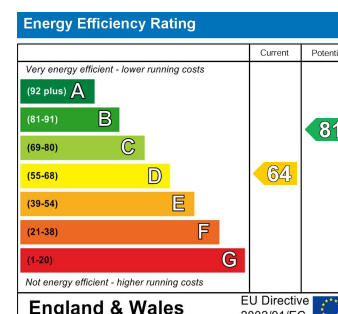
First Floor
Approx 59 sq m / 640 sq ft

Denotes head height below 1.5m

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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The Old Dairy Farm Hazelbury Bryan

Asking Price
£455,000

Situated in a sought-after Dorset village, this stylish and well-loved three-bedroom semi-detached home offers an exceptional blend of modern comfort and countryside charm. Perfectly positioned with local amenities close by and just a short drive to town, this home is ideal for those seeking both tranquillity and convenience.

Inside, the home is bright, spacious, and thoughtfully designed. The three generously sized double bedrooms include a large principal suite with an en-suite shower room, while the family bathroom serves the remaining bedrooms, however, there is the option of creating another en-suite in bedroom two. The two reception rooms offer wonderful versatility—one featuring a charming fireplace with potential for a wood burner or open fire, and the other opening through double doors to the beautifully landscaped garden, filling the space with natural light. The stylish kitchen has enough room for dining and provides a welcoming space for family meals and casual entertaining.

Step outside into the delightful, private garden, a true sanctuary with mature, well-stocked beds, thoughtfully designed seating areas, and plenty of space to relax and unwind. Meticulously maintained and cherished since new, this home is offered with no onward chain, making it a fantastic opportunity for a seamless move. All you need to do is decide where to place your furniture, add a few personal touches and it will be home.

A rare find in a desirable location—this is a home not to be missed!



The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to a storm porch where the front door opens into a bright and welcoming entrance hall with stairs rising to the first floor and doors leading to the cloakroom, which has a WC and wash hand basin, kitchen/breakfast room and to the sitting room. The floor is laid in a slate tile, which carries into the kitchen/breakfast room and the cloakroom. The generously sized sitting room overlooks the front garden and benefits from a feature fireplace, which has the potential as a real fire or for a wood burner and double doors open into a good sized formal dining room that has double doors leading out to the rear garden.

The kitchen overlooks the rear garden and has a door that opens to the garden. There is plenty of room for a table and chairs that make it perfect for family meals. It has a bespoke handmade dresser and is fitted with a range of wood units consisting of floor cupboards, some with drawers and a corner unit with pull out carousels plus eye level cupboards with counter lighting under. There is a good amount of work surfaces with a matching upstand and window sill and a Butler style sink with a swan neck mixer tap. The fridge and dishwasher are integrated and there is the potential to use the cupboard under the fridge for a freezer. From

the kitchen there is access to the downstairs cupboard and the garage.

First Floor

Stairs rise and curve to the landing where there is access to the loft space with pull down ladder, the airing cupboard housing the hot water cylinder, bathroom and bedrooms. The bathroom is fitted with a modern suite consisting of bath with a mixer tap and telephone style shower attachment, low level WC and a pedestal wash hand basin. For practicality, the floor is laid in a vinyl tile.

There are three double bedrooms, two with built in wardrobes and one with a large freestanding wardrobe. The main bedroom also has the benefit of an en-suite shower room.

Outside

Garage and Drive

There is parking for one car on the tarmacadam drive that leads up to the garage. The garage benefits from an electric up and over door, light and power. It also houses the oil fired central heating boiler and has plumbing for a washing machine, storage cupboard and plenty of room to house more white goods if required.

Garden

The mature well stocked rear garden has been attractively landscaped and planned to provide a steady flow of flowers throughout the year as well as being planted with trees and various

shrubs. There are two paved seating areas plus an outside water tap and the oil tank is concealed from view at the bottom of the garden. The garden is a manageable size, fully enclosed with handmade wrought iron gates to the side and benefits from a sunny aspect throughout the day with an electric canopy fitted to the back of the house for comfort.

Useful Information

Energy Efficiency Rating D
Council Tax Band E
Sustainable Wood Framed Double Glazed Windows
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Directions

From Sturminster Newton

Leave the town via Bridge Street, at the traffic lights continue over the bridge and turn right onto the A357 heading towards Sherborne. Take the next turning left into Glue Hill, signposted Hazelbury Bryan. Continue along this road for about four and half miles into Hazelbury Bryan. The Old Dairy Farm will be found on the right hand side, shortly after the turning to Mappowder. The property will be found on the left hand side. Postcode DT10 2ES.

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.