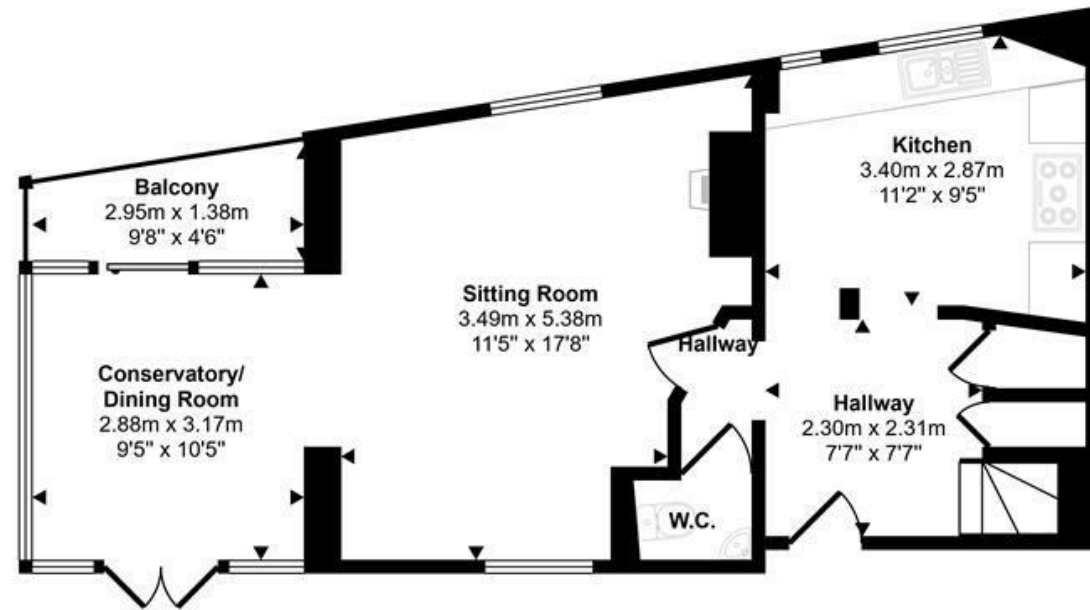
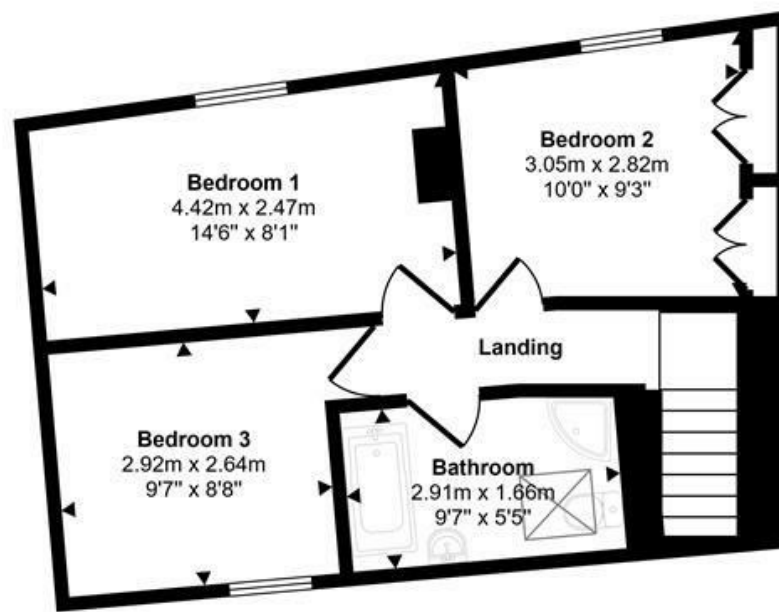


Approx Gross Internal Area  
92 sq m / 986 sq ft



Ground Floor  
Approx 51 sq m / 548 sq ft



First Floor  
Approx 41 sq m / 438 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.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 89        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 36                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Knapps Hill  
Buckland Newton

Guide Price  
£297,500

Ivy Barn Cottage offers the very best of both worlds, nestled in a peaceful corner of the countryside, this beautifully converted semi-detached barn combines rural tranquillity with day-to-day convenience. Formerly a lambing barn, the property was thoughtfully transformed in the late 1980s/early 1990s and has since become a much-loved home, full of character and comfort.

The cottage is well presented throughout, having been carefully updated by the current owners over the past seven years, and offers bright, well-proportioned accommodation with attractive countryside views. A network of public footpaths runs through the surrounding farmland, allowing you to step straight from your doorstep and explore beautiful fields and meadows. In season, there is the pleasure of apple, elderberry and blackberry picking nearby, offering a true taste of rural life.

Situated in a rural position on the edge of the popular village of Buckland Newton, the cottage will appeal to those seeking a quieter lifestyle without feeling isolated. Buckland Newton itself offers a strong sense of community along with a village shop, primary school and public house. The county town of Dorchester is within easy reach and provides a wider range of amenities, including shopping, leisure facilities and a mainline railway station with direct services to London Waterloo. The surrounding countryside offers excellent walking and riding opportunities, making this an ideal location for those who enjoy outdoor living.



#### Inside

The front door opens into a hallway with stairs rising to the first floor and access to a ground floor WC. The sitting room is a generous and inviting space, enjoying a pleasant outlook and providing ample room for both seating and entertaining. This flows naturally into the conservatory dining room, a bright and versatile area with doors opening onto the decked terrace, making it ideal for everyday dining or relaxing while enjoying the surrounding views.

The kitchen is fitted in a traditional shaker style with wooden units and wood worktops, offering space for a cooker, washing machine and fridge/freezer. The layout is practical and well-proportioned, with good natural light and views across the countryside.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The main bedroom is a generous double with attractive views, while bedrooms two and three provide further flexible accommodation, suitable for guests, children or home working. The bathroom is fitted with a white suite and completes the internal accommodation.

#### Outside

The garden has been designed to be low maintenance and enjoys a lovely open aspect. A decked seating area provides a sunny spot to relax or entertain while taking in the stunning rural views, with additional lawned space and established planting adding interest throughout the seasons.

#### Garage

The property also benefits from a single garage located nearby, providing secure parking or useful storage. The property is approached from the lane onto the farm entrance and then onto a drive that leads to the barn and the garage. The garage is the middle one and has an up and over door and benefits from power. Outside the property there is space for two cars.

#### Useful Information

Energy Efficiency Rating F  
Council Tax Band D  
uPVC Double Glazed Windows  
Oil Fired Central Heating (new boiler in 2021)  
Septic Tank Drainage - shared with other barn and located on the farm  
Freehold  
Mains water supplier is Wessex Water via the farm, which reduces bills.

#### Location and Directions

Buckland Newton offer a peaceful rural lifestyle with a strong sense of community. Surrounded by rolling hills and scenic walking routes, the area is perfect for nature lovers and those seeking a quieter pace of life. The village has a well-regarded primary school with a collect bus service or a walk over the fields, a welcoming village pub - The Gaggle of Geese, a village shop for everyday essentials, and a charming parish church. The village hall has a visiting post office and hosts regular events and activities and there is a wide variety of clubs/groups - from philosophy to the environment, as well as a thriving village youth club. With easy access to the market towns of Dorchester and Sherborne, residents enjoy the best of both country living and convenient connections.

Postcode - DT2 7DB

What3words - ///angry.circles.bearings  
For viewings, please go past the garages that will be on your left and park against the wall on the right hand side, in front of the metal gates.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.