



Total area: approx. 183.9 sq. metres (1979.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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High Street
Henstridge

Guide Price
£425,000

A chance to purchase an historic home with four double bedrooms, oozing with character and presented to the market with no onward chain. The property is situated close to the heart of this popular Somerset village, which boasts a primary school, shop with post office, two public houses, both serving food and the village hall and recreational grounds, which host a variety of events. We believe that the front part of the property dates to around 1635 with the rear being early Victorian and was built for a Yeoman. During the course of its lifetime it has also been a grocery and bakery shop. This rather lovely home offers comfortable living accommodation with flexible room usage and scope to update to one's own choice and style. The property combines old world charm and modern living with a host of features including a fabulous inglenook fireplace with Bressumer beam, further original fireplaces, exposed ceiling beams, exposed plank and muntin walls plus an original leaded light window. Catering for modern day expectations the property has oil fired central heating and nearly all windows are double glazed. with most having an attractive Georgian bar inlay and sash style opening. Outside there is a large garden with the choice to landscape to one's own choices and a range of outbuildings and parking. Viewing is essential to truly appreciate what this home has to offer.

The accommodation consists of porch, hall, study with inglenook fireplace and stairs curving up to the main bedroom, spacious sitting room with feature fireplace and two bay windows and an open plan combined kitchen and dining area with open fireplace. There is also a ground floor shower room. Stairs rise and divide to two separate landings, one leading to the main bedroom and bedrooms two and four, the other to the family bathroom and bedroom two. From the main bedroom there is a curving enclosed staircase to the study and up to the loft room. Outside, the drive leads up to the two garages and parking for three cars. To the back of the house there is a good sized fully enclosed rear garden boasting a sunny and quite private aspect plus a studio housing the oil fired central heating boiler and the washing machine. DRAFT DETAILS



ACCOMMODATION

Ground Floor

Porch

1.57m" x 2.72m" (5'2" x 8'11")

Part glazed timber door opens into a useful porch with windows to the side looking up the drive and part vaulted roof. Plenty of space for boots and coats. Paved floor. Panelled timber door with spy hole opens into the:-

Entrance Hall

Welcoming entrance hall with skylight to the side elevation. Radiator. Stairs rising to the first floor with cupboard under. Steps up to panelled door to the shower room and panelled door to the dining room and shallow step down into the:-

Study

4.67m" x 4.70m" (15'4" x 15'5")

Sash window with Georgian bar and original shutters to the front aspect. Window with shutter into the porch. Exposed ceiling beams and Plank and Muntin walls. Wall lights. Radiator. Power points. Inglenook fireplace with Bressumer beam, bread oven and flagstone hearth. Curving staircase to one side of the fireplace with recess under. Natural wood panelled door into the:-

Sitting Room

4.83m" x 6.86m" (15'10" x 22'6")

Two bay windows with deep sills to the front of the property. Exposed ceiling beams. Two radiators. Plenty of power points. Television connection. Recess fitted with book/display shelves. Built in television area with space for DVD's and so forth. Further wall mounted display/book shelves and recessed glass fronted display cabinet. Feature fireplace with Adams style timber surround and original Victorian back. Step up and door opening into the:-

Kitchen Area

3.81m" 4.01m" (12'6" 13'2")

Window to the rear. Recessed ceiling lights. Coved. Power points. Fitted with a range of wooden kitchen units consisting of floor cupboards with drawers, shelves with pull out wicker baskets and plate rack. Good amount of work surfaces. Part tiled walls. Ceramic one and half bowl sink and drainer with swan neck mixer tap. Old bread oven recess fitted with shelves. Old fireplace housing the oil fired Aga for cooking. Space and plumbing for a dishwasher. Space for under counter fridge. Space for slot in electric cooker. Vinyl flooring. Stable door to the rear garden. Opens into the:-

Dining Area

3.96m x 2.92m" (13' x 9'7")

Window with seat below overlooking the seating area and rear garden. Ceiling light. Exposed ceiling beams. Radiator. Power points. Open fireplace with timber surround and tiled slip. Door into the entrance hall.

Shower Room

Frosted glazed window to the rear. Extractor fan. Ceiling light. Tiled walls. Low level WC. Vanity style wash hand basin with mirror to the side. Walk in double sized shower cubicle. Tiled floor.

First Floor

Landing

Stairs rise and divide to two landings - one to the bathroom and bedroom three and the other to the remaining bedrooms. Ceiling lights. Smoke detector. Central heating thermostat. Power points.

Main Bedroom

4.80m" x 3.71m" (15'9" x 12'2")

Boasting a double outlook with sash window and deep sill to the front and window with deep sill overlooking the rear garden. Exposed timbers. Ceiling light. Radiator. Power points. Television connection. Door to winding staircase leading down to the study and door with winding staircase to the attic room which is mostly boarded and has lighting and an original leaded light window to the side.

Bedroom Two

4.83m" x 4.19m" (15'10" x 13'9")

Maximum measurements - Sash window with deep sill to the road side. Ceiling light. Picture rail. Exposed timbers. Radiator. Power points. Original fireplace.

Bedroom Three

3.94m" x 2.90m" (12'11" x 9'6")

Widens by the window which has a deep sill and view over the rear garden. Ceiling light. Access to the loft space. Radiator. Power points. Victorian fireplace with black grate. Airing cupboard housing the hot water cylinder.

Bedroom Four

3.68m" x 2.57m" (12'1" x 8'5")

Sash window with deep sill to the front aspect. Radiator. Power points. Exposed plank and muntin wall.

Bathroom

Obscured glazed sash window to the rear elevation. Recessed ceiling lights. Double louvre doors to the linen cupboard. Fitted with a modern suite consisting of double ended bath with central mixer tap and telephone style shower attachment and full height tiling to surrounding walls, low level WC and pedestal wash hand basin with tiled splash back. Heated towel rail.

Outside

Garages and Parking

A drive runs passed the side of the house and leads to the two garages with up and over doors. Opposite there is a gravelled area with space to park three cars. A timber gate opens into the top part of the garden. The main drive is owned by the seller and has access for the property on the right and the bungalow at the end of the drive. Upkeep costs are shared.

Studio

To the rear of the property there is a detached good sized studio which houses the oil fired central heating boiler and has space and plumbing for the washing machine.

Garden

Immediately to the back of the house there is a gravelled seating area with shallow steps rising to the garden. This is laid to lawn with shrub and flower beds. The oil tank lies behind the studio and to the top of the garden there is a small summer house. A stepping stone flagstone path leads up the garden to a picket gate which opens to a further part of the garden. This is laid to lawn with an ornamental pond and paved seating area under a vine laden pergola. A timber gate opens to the parking area. The garden is of a very good size, enjoying a sunny and private aspect.

Directions

From the Sturminster Newton Office

Leave Sturminster via Bridge Street. At the traffic lights go over the bridge and turn right onto the A357. Continue on this road for about 5 miles and turn left for Stalbridge. Go through the town. The next village is Henstridge. Go through two calming systems and passed the turning left into Furge Lane and the property will be found on the left hand side before the village shop. Postcode BA8 0RB

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.