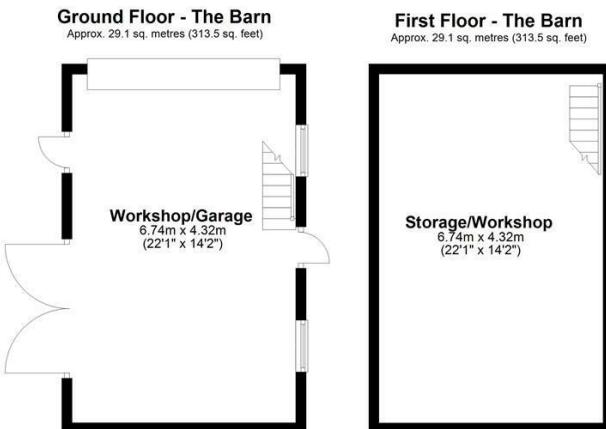
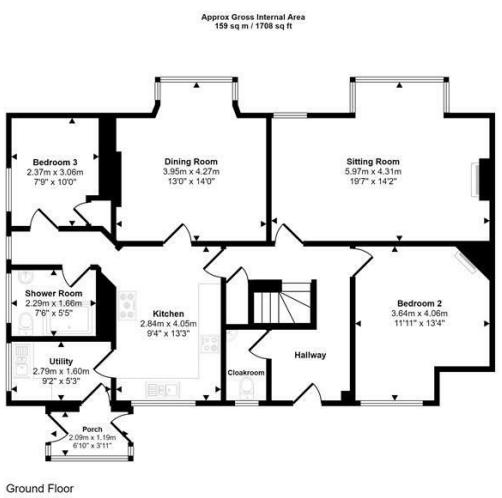


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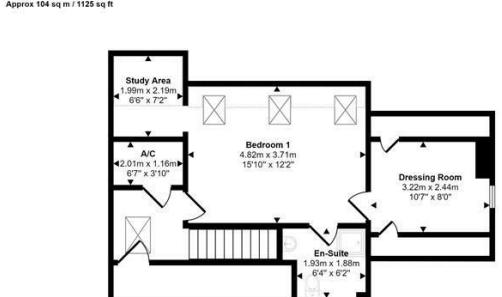
selling and letting properties



Total area: approx. 58.3 sq. metres (627.0 sq. feet)



Ground Floor



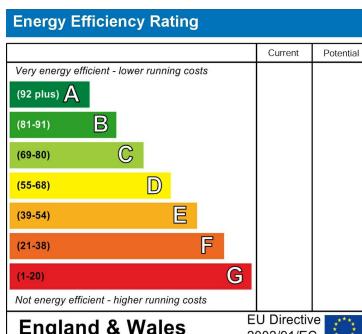
First Floor

This floor plan 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 MapInfo Shapey 360.

Denotes head height below 1.5m

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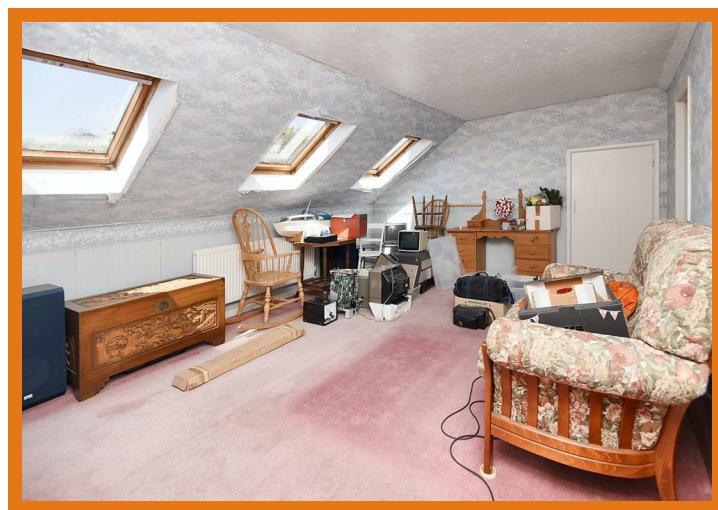
Pleck
Hazelbury Bryan

Asking Price
£400,000

An opportunity to purchase a detached three double bedroom chalet style home offering 1700 sq. ft. (159 sq. m) of versatile living space, set in about a third of an acre plot and presented for sale with no onward chain. This property would appeal to end users and developers alike, being in need of updating, providing the option to create the home of your dreams. Situated on the edge of the village, it provides a perfect balance of being secluded yet not isolated, offering you the peacefulness of countryside living yet close to the village's facilities. Hazelbury Bryan boasts an active community with many clubs and societies, plenty of events taking place around the area and in the village hall. There is also the village shop that caters for everyday needs, primary school and public house. Sturminster Newton is just five miles away where there are further facilities.

Inside, the well proportioned accommodation would meet many prospective buyers and retains many characterful features, such as picture rails, range cooker, stone fireplace with burner and a Victorian style fireplace in one of the ground floor bedrooms. To satisfy today's expectations, there is oil fired central heating and double glazing. The property makes an ideal family home with two double bedrooms and shower room on the ground floor and a spacious principal suite on the first floor - complete with study area, dressing room and en-suite shower room. Outside, there is plenty of parking and a garage plus delightful mature gardens with a small orchard and a pond and water feature, providing a tranquil outdoor space to relax and unwind with family and friends and being fully enclosed, offers a safe environment for children and pets to play freely.

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The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive to a panelled timber door with inset glazed arch and opens into a welcoming entrance hall with plenty of space for boots, shoes and coats. Stairs rise to the first floor and paned glass doors open to bedroom two, the kitchen and to the sitting room. This has a glazed door and bay window with view over the rear garden and a stone fireplace with a 'Federal' wood burning stove. The kitchen overlooks the frontage and is fitted with a range of wood fronted farmhouse style units consisting of floor cupboards with open ended display shelves, separate drawer unit and eye level cupboards and cabinets with open ended display shelves. There is a good amount of work surfaces with tiled splash back and one and half bowl sink and drainer with mixer tap. There is a built in electric oven and hob with extractor hood above and an original range style cooker. From the kitchen there is access to the utility, which houses the oil boiler and has a porch to the side, inner hall and a paned glass door to the dining room, which has a

bay window to the rear. Also on the ground floor is a further double bedrooms and shower room accessed from the inner hall plus a cloakroom.

First Floor

On the first floor the landing has access to eaves storage and a large airing cupboard housing the hot water. The main bedroom suite has a study area, bedroom area with three velux windows to the rear, dressing room and en-suite shower room.

Outside

The property is approached from the lane via double metal gates that open to a large gravelled drive with plenty of room for multiple vehicles or storing caravan or boat. The rest of the outside space lies to the rear and side of the property. The gardens are mostly laid to lawn and planted with mature shrubs and trees as well as flowers. There are various areas of interest with a pond and water feature, ornamental rustic bridge and a pergola walk through avenue that leads to the orchard. The plot totals approximately a third of an acre with plenty of sunshine and a high degree of privacy. We believe that STPP the garden has scope to build another dwelling.

The Barn

A two storey barn with with store above and two sets of garage doors. This could be used as a workshop or has the potential to be converted into a self contained dwelling (STPP).

Useful Information

Energy Efficiency Rating tba
 Council Tax Band E
 uPVC Double Glazing
 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. Take a right turn signposted to Pleck and Mappowder. The entrance to the property will be found on the left hand side, just before De Briane Close and opposite the 'Pleck' sign. Postcode DT10 2EG.

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.