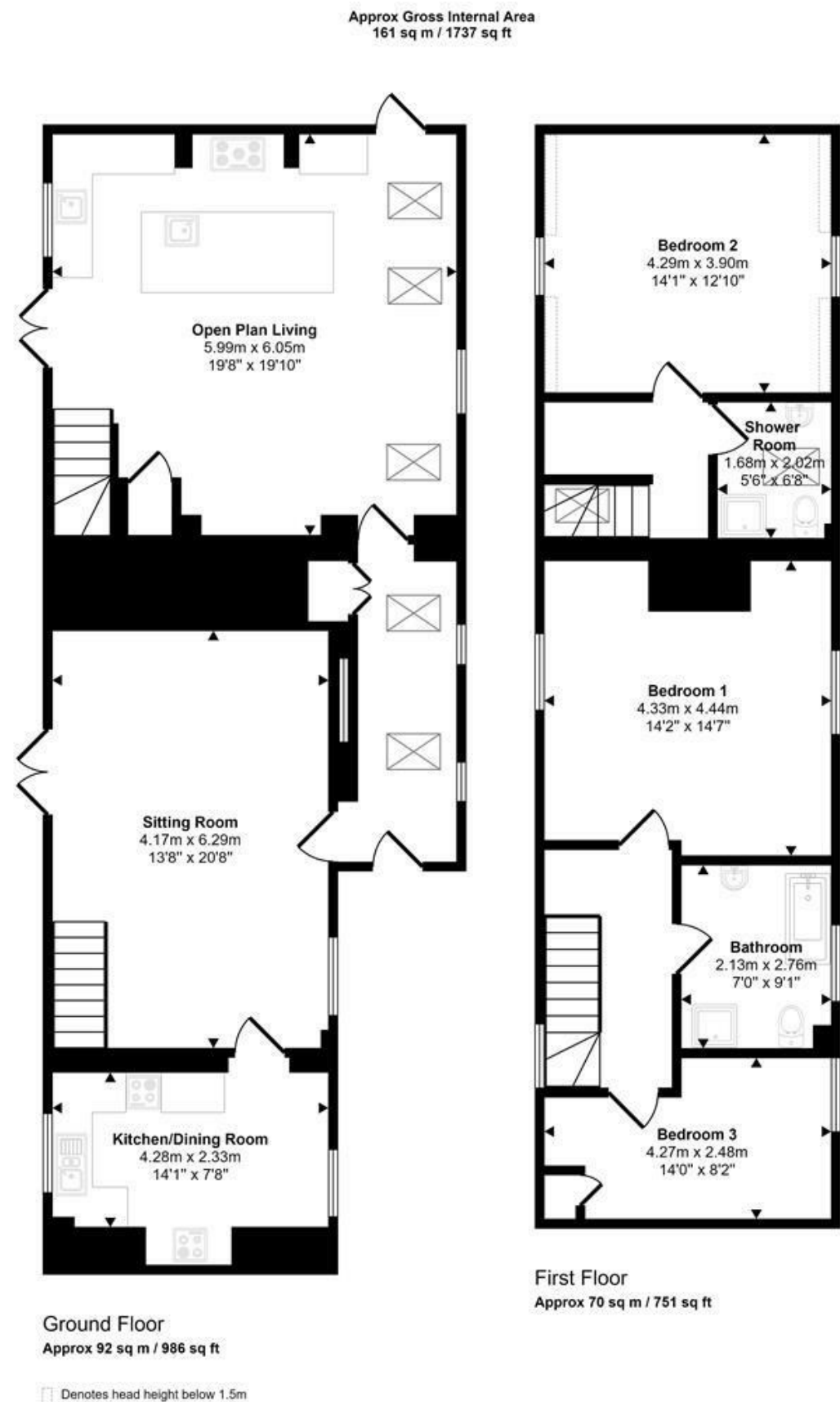




1 Market House
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Sturminster Newton
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

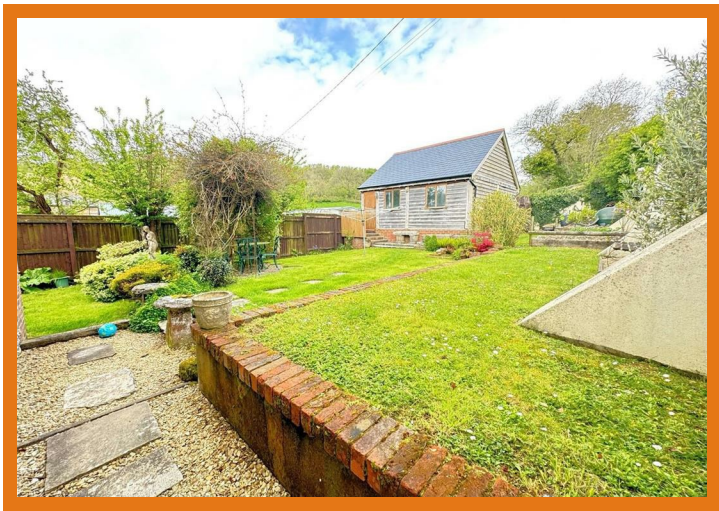
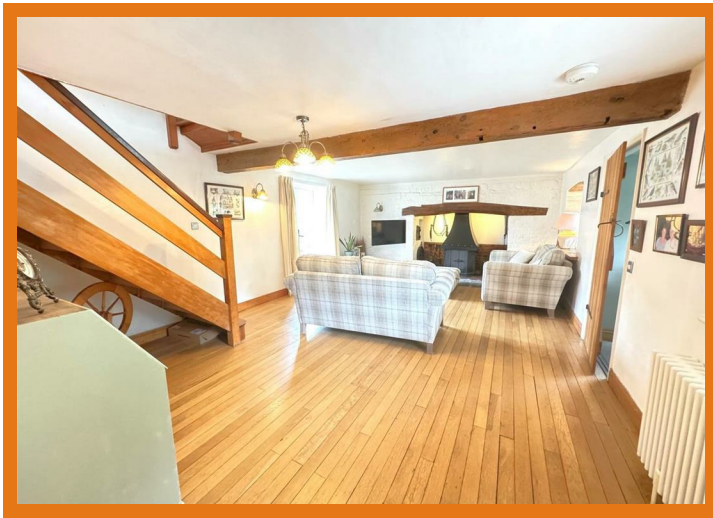
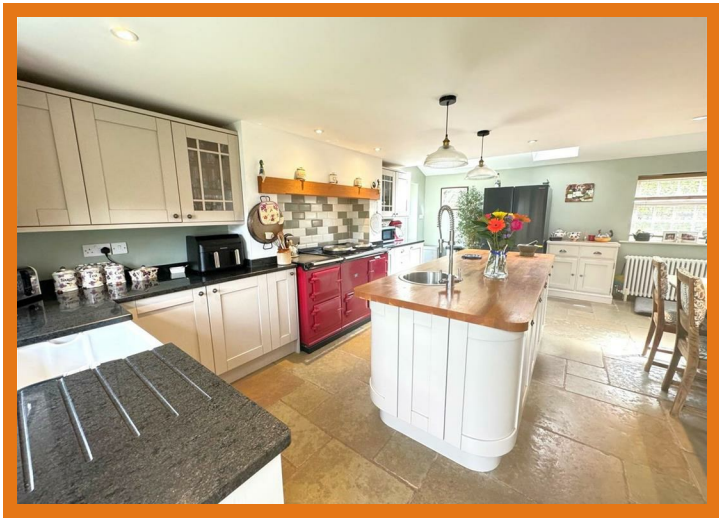


Off Water Lane Winterborne Houghton

Offers In Excess Of
£650,000

A fantastic chance to purchase a spacious detached cobb cottage with three double bedrooms, situated in a no through lane, surrounded by wonderful countryside and presented to the market with the advantage of no onward chain. The property is located in a rural but not isolated position on the edge of the small village of Winterborne Houghton, which lies in the winterborne valley on the Dorset Downs. The nearest facilities are about two miles away in Winterborne Stickland, which has a community hall, grade I listed church, children's playground at the opposite end of the village plus tennis courts, football pitch and club house. There is also a 17th century thatch pub - The Crown, which serves a good selection of dishes and is dog friendly. Blandford Forum is about six miles away and provides excellent facilities and schooling for all ages. We believe that the cottage dates to the 17th century, possibly a farm workers residence and has been the very much cherished and enjoyed home to our sellers for nearly seventeen years. During this time it has been well maintained, offered for sale in excellent condition and has benefitted from improvements, such as a wonderful extension to the side, which has created a fabulous open plan living space where friends and family may come together and create many memories. A further double bedroom and shower room were also added. It is possible that this part of the cottage can be self contained with the other part of the cottage lending itself to providing an income for holiday letting or Airbnb. The cottage has also benefitted from the addition of a double garage, parking and uses an environmentally friendly biomass boiler. The property provides bright and spacious accommodation that needs to be viewed to be fully appreciated.

The property offers flexible accommodation and good sized rooms consisting of useful front porch/boot room, sitting room with fireplace and wood burner, utility room and large combined kitchen/dining and family room, fitted with plenty of storage cupboards and some appliances. On the first floor there is a double bedroom and shower room to one side of the cottage and to the other side there is the main bathroom and two double bedrooms. Outside, there are gardens that lie to the rear and side, parking and double garage.



ACCOMMODATION

Ground Floor

Front Porch

Timber front door with inset glass pane opens into a long and welcoming porch. Skylights to the front elevation and two cottage style windows with view to the front over the lane. Wall lights. Coat hooks. Traditional style radiator. Central heating thermostat. Telephone connection. Flagstone flooring. Latch door to the kitchen/dining and family room and to the:-

Sitting Room

Cottage style leaded light window with secondary glazing overlooking the lane and window with leaded light and deep sill looking into the porch and paned glass double doors opening to the rear paved seating area. Exposed original timber beam. Ceiling and wall lights. Traditional style radiator. Power, telephone and television points. Exposed painted brick wall with inglenook fireplace, Bressummer beam, old bread oven and wood burner. Wood flooring. Stairs rising to the first floor with recess under and latch door to the:-

Utility

This room offer flexible usage with the option to keep as a utility or develop as required. Cottage style window with deep tiled sill to the rear aspect and leaded light window with secondary glazing overlooking the lane to the front. Recessed ceiling lights. Power points. Fitted with a range of farmhouse style kitchen units consisting of floor and eye level cupboards plus separate drawer unit. Wood work surfaces with tiled splash back and stainless steek sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for a slot in electric cooker. (Oil fired Raeburn serving hot water and heating as well as cooking. Central heating thermostat. These are not currently used but could easily be re-instated). Wood flooring.

Kitchen/Dining/Family Room

Partly pitched ceiling with skylights to the lane side and cottage style window overlooking the lane to the front, paned glass door opening to the side garden and cottage style window and double doors opening to the rear garden. Recessed ceiling lights. Smoke detector. Traditional style radiator. Plenty of power points. Island with central pendant lights above, solid wood work surface with inset circular stainless sink and swan neck aerator mixer tap, soft closing floor cupboards and integrated fridge. Further range of soft closing kitchen units consisting of floor cupboards with corner carousel and eye level cupboards and cabinets with counter lighting under. Granite work surface with matching upstand and butler style sink with swan neck mixer tap. Space for an American style fridge/freezer. Integrated dishwasher. Electric Aga with choice of hot plates and ovens. Flagstone flooring. Stairs rising to the first floor with storage cupboard under.

First Floor

Landing

Stairs rise and curve up from the kitchen/dining family room to a galleried landing with skylight to the rear. Ceiling light. Smoke detector. Power points. Exposed brickwork and timber beams. Latch door to the shower room and to:-

Bedroom One

Boasting a double outlook with windows to the front and rear - both taking in some wonderful rural views. Vaulted ceiling with exposed timbers. Traditional style radiators. Power and television points.

Shower Room

Skylight to the front with partial countryside view. Recessed ceiling lights. Exposed timbers. Chrome heated towel rail. Fitted with a modern suite consisting of vanity wash hand basin with mosaic style tiled splash back and shaver socket to the side, low level WC and corner shower cubicle with mosaic style tiled walls, mains shower with choice of shower head and sliding doors. Wood effect laminate flooring.

Landing

Stairs rise from the sitting room up to a galleried landing with window to the rear, enjoying a countryside view. Ceiling light. Smoke detector. Power points. Natural wood panelled doors to all rooms.

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.

Bedroom Two

Paned glass window with deep sill to the rear and leaded light window with secondary glazing to the lane side - both enjoying a countryside vista. Recessed ceiling lights. Traditional style radiator. Power, telephone and television points.

Bedroom Three

Leaded light window with secondary glazing to the front taking in a rural outlook. Ceiling light. Access to the loft space. Traditional style radiator. Power points. Airing cupboard housing the hot water cylinder, fitted with an immersion heater.

Bathroom

Opaque glazed leaded light window with secondary glazing to the front elevation. Recessed ceiling lights. Extractor fan. Combination traditional style radiator and heated towel rail. Fitted with a stylish, contemporary suite consisting of pedestal wash hand basin with tiled splash back, Victorian style roll top bath with claw feet and mixer tap with telephone style shower attachment, low level WC with dual flush facility and corner shower cubicle with main shower. Wood flooring.

Outside

Double Garage and Parking

5.59m" x 5.77m" (18'4" x 18'11")

The garage is located a little further up the lane - turn left onto a tarmacadam drive that leads up to the garages. Space to park two to three cars. Two sets of double timber gates open to the garage, which has light and power plus mezzanine storage. A personal door to the rear opens to the side garden.

Garden

To the rear of the house there is a paved seating area with working water pump and water feature. The rest of the garden is laid to lawn and continues to the side of the property. There are beds ready for vegetable planting, seating areas that enjoy the countryside view and a gravel and decked path. The garden is fully enclosed with a very high degree of privacy and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazing and Secondary Glazing

Biomass Boiler - Located on the farm - Oil still available

Septic Tank Drainage - Joint with farm and neighbour

Freehold

No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. Turn right to Okeford Fitzpaine. Proceed through the village and take a left turn at the top of the hill. The next village is Turnworth. Arriving into the village of Winterborne Stickland - go past the public house on the left hand side and turn right into The Triangle - West Street. Stay on this road - Water Lane - passing the fish tanks - go almost to the very end where there is a right turn, signposted to the farm. Turn right here and continue forward. The property will be found on the left hand side. Postcode DT11 0PG