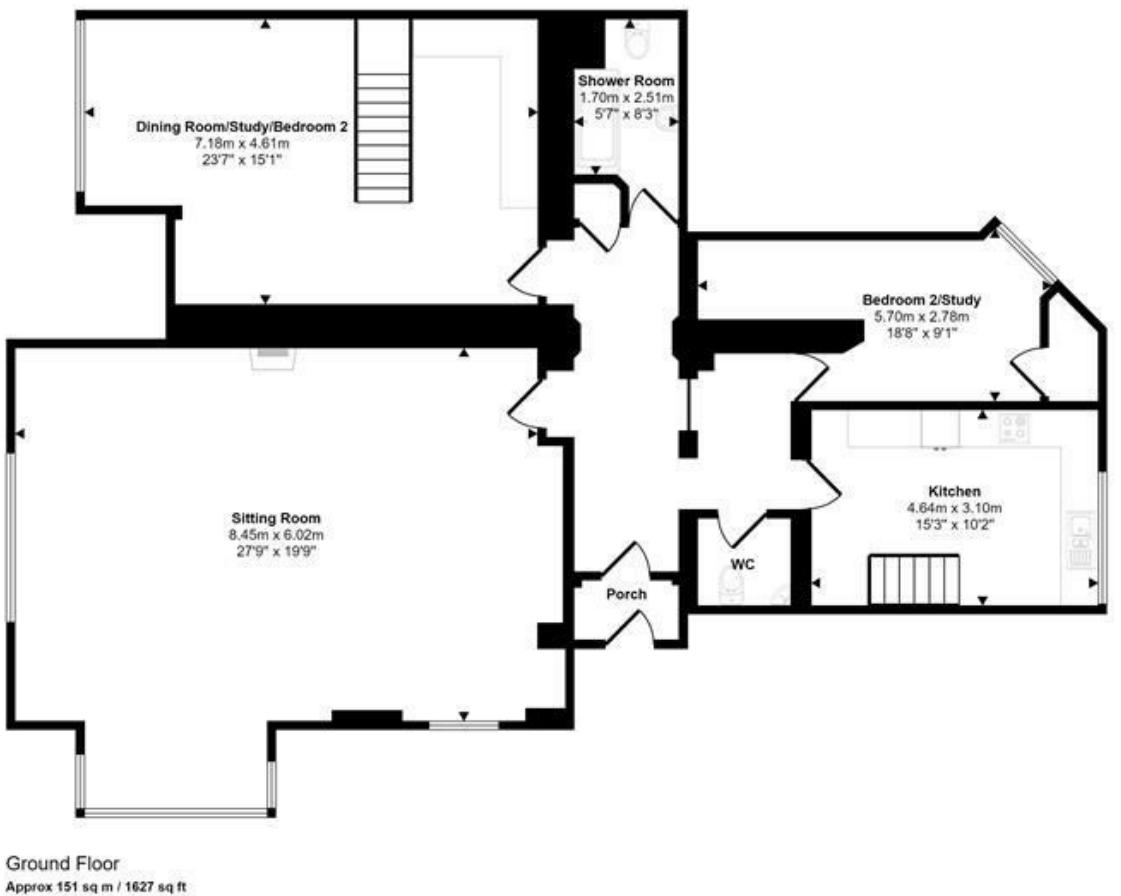


Approx Gross Internal Area
191 sq m / 2054 sq ft



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 Make Snappy 360.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Guide Price
£300,000

Tinckleton

A unique opportunity to purchase with no onward chain, part of a magnificent Tudor style country home dating back to 1842, when it was designed by the renown Benjamin Ferrey, one of the main supporters of gothic revival of the time. The property was built to replace an existing building and over the years has been a main residence, boarding school in the 1960s for wayward boys and in the late 1980s was converted into five units, as it remains today.

The property is situated in the unique 24-house community of Clyffe, 3/4 mile east of the small Dorset village of Tinckleton, which lies just five miles from the county town of Dorchester, which offers a full range of amenities with many independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The apartment provides a great full time country residence or a most fabulous weekend retreat, being ideally placed for exploration of the area and there is plenty to see and do that will keep you occupied for a very long time.

This stunning apartment retains many original features, such as, timber door casings, wood panelled walls, high ceilings and arches plus windows with stone mullions and cast iron glazing. The deep window sills and exposed floorboards add to the attraction of this historic converted property. The accommodation, which is arranged over two floors, provides in excess of 2000 sq. ft (191 sq. m) of flexible living space giving you the opportunity to use the rooms to suit your own needs.

Outside, there is plenty of residents and visitor parking and access to the majestic well-kept grounds allowing you to enjoy the beauty of traditional landscaping right at your doorstep without the hassle of garden maintenance.

The opportunity to make this impressive property your own is not to be missed. Don't let this chance to own a piece of history slip through your fingers - view now to fully appreciate all that this home has to offer.

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The Property

Accommodation

Inside

Ground Floor

Access to the property is from the front and left hand side there is an arch leading into the porch with a further door opening to a hall with door to the side opening to the garden and door to the property itself. Once inside, there is a small entrance with space for coats, boots and shoes plus a further door opening into the main reception hall. This has a very high ceiling with arches, opening to an inner hall and doors leading off to the shower room and two reception rooms. From the inner hall there is access to the kitchen, reception room/bedroom and the cloakroom.

The sitting room boasts a double aspect with two large windows and a full height bay window - all with views over the beautiful communal grounds. The walls retain the original decorative wood panelling and there are exposed floorboards. There is also a fireplace with self igniting wood burner. The curtains and bespoke ceiling-hung lampshade will be left for the enjoyment of the new resident. There is a further reception room, which lends itself as either a formal dining room or principal bedroom and has a mezzanine level that is ideal as a study. Again, it retains the original wood panelling, decorative ceiling mouldings and partly exposed floorboards. A large window overlooks the main grounds to the rear of the house.

The shower room is fitted with a contemporary suite consisting of large walk in shower cubicle with main shower and laminate panelled walls, wall hung WC with concealed cistern and mirror above and a table top wash hand basin with freestanding mixer tap and mirror above. There is recessed ceiling lighting, chrome heated towel rail, laminate panelled walls and cork effect flooring.

Overlooking the drive to the front is a further room that also offers flexible usage - a great second bedroom, study or smaller dining room. The kitchen also looks out to the front of the building and is fitted with a range of wood fronted units consisting of floor cupboards with corner carousel, separate drawer units with cutlery and deep pan drawers and eye level cupboards. There is a generous amount of granite work surfaces with a matching upstand and tiled splash back plus a one and half bowl stainless steel sink and drainer with a swan neck Quooker tap that dispenses instant filtered cold water and boiling hot water. The double electric oven is built in at eye level and the induction hob has an extractor hood above. In addition, the fridge/freezer and

washing machine are included and there is plumbing for a dishwasher. From the kitchen stairs rise to the first floor.

First Floor

There is a small landing with door that opens to the principal bedroom that enjoys an outlook to the front. It has open wardrobes with hanging rails and shelves plus access to the airing cupboard, which houses the hot water cylinder and electrical consumer unit. There is also enough space for storage.

Outside

Parking and Grounds

From the road there is a long drive that leads up to the front of the building where there is a central island and plenty of parking for owners and visitors. The main communal grounds lay to the rear and left hand side of the building and have been landscaped in keeping with the symmetrical style of the property and are laid to lawn with central steps and terraces. There is also a wood shed with a year's supply of wood and residents are permitted to store bicycles etc in the shared cellar.

The property also owns two garages, in a block close by, which are currently rented out.

Useful Information

Energy Efficiency Rating tba

Council Tax Band E

Grade 2 Listed

Original Windows with some secondary glazing

Electric Heating

Septic Tank Drainage - Contribution of about £200 per annum

Leasehold with a Share of the Freehold - 999 years from 1st January 1986

The service charge and ground rent are £3,600 per annum paid to Clyffe House Management Ltd

No Onward Chain

The property is wired by Wessex internet for high-speed fibre

There are no restrictions on pets nor any restrictions on sub-lets that are over six months

Directions

Postcode DT2 8QR - The postcode will take you to the bottom of the drive, which leads up to the property. Follow the drive to the front of the house and park.

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.