

The Hayloft, 2 Manor Farm Cottages

Maiden Newton

Offers over £300,000

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THE HAYLOFT, 2 MANOR FARM COTTAGES
MAIDEN NEWTON, DT2 0AA







Originally a barn with a hayloft, this beautifully converted three-bedroom cottage offers a charming blend of character and versatile accommodation. Situated within the village of Maiden Newton, in a designated conservation area and an area of outstanding natural beauty, the property enjoys a picturesque setting surrounded by the attractive Dorset countryside. The accommodation includes a spacious reception room with vaulted ceilings, a fitted kitchen, a ground-floor double bedroom and two further bedrooms on the first floor, alongside a family bathroom. Externally, the property benefits from a south-facing front garden, providing a lovely space to enjoy the sunshine, as well as secure parking for one car. This unique cottage would appeal to buyers seeking a characterful home in a desirable village location. EPC rating E.

Maiden Newton lies amidst unspoilt countryside approximately 8 miles North West of the county Town of Dorchester and 11 miles from Yeovil. The village offers a plethora of walking opportunities and beautiful spots for peaceful reflection and enjoyment of the rural setting. Nearby towns offer an excellent range of schools, restaurants and shops as well as mainline railway stations to London Waterloo. The village itself is particularly well serviced by a number of small shops, post office, public house, a number of eateries and allotments. It also has a doctor's surgery, primary school and a railway station that provides links to Dorchester, Bath and Bristol.








Originally a barn with a hayloft, this charming three-bedroom cottage has been expertly converted to create a characterful home. Upon entering, you are welcomed into the hallway, which provides access to the ground-floor accommodation and staircase rising to the first floor. The spacious reception room features an impressive vaulted ceiling, creating a wonderful sense of height and space, alongside a feature electric stove and a window overlooking the front garden. The kitchen is fitted with a range of wooden wall and base units, complemented by dark worktops and tiled splashbacks. There is a stainless-steel sink with mixer tap and drainer, an integrated oven and microwave, a four-ring hob with extractor hood above, and a tiled floor. The ground floor also benefits from a generous double bedroom, with double doors opening directly onto the front garden.

Stairs lead to the first-floor landing, providing access to two further bedrooms and the family bathroom. The bathroom comprises a panelled bath with shower attachment, wash hand basin and WC, and finished with tiled walls.

Externally, the property enjoys an attractive, south-facing front garden, mainly laid to lawn and bordered by established hedging, with a pathway leading to the entrance. The garden provides a pleasant outdoor space to relax and enjoy the sunshine. The property further benefits from secure parking for one car.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Electric central heating.

Mobile & Broadband
At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

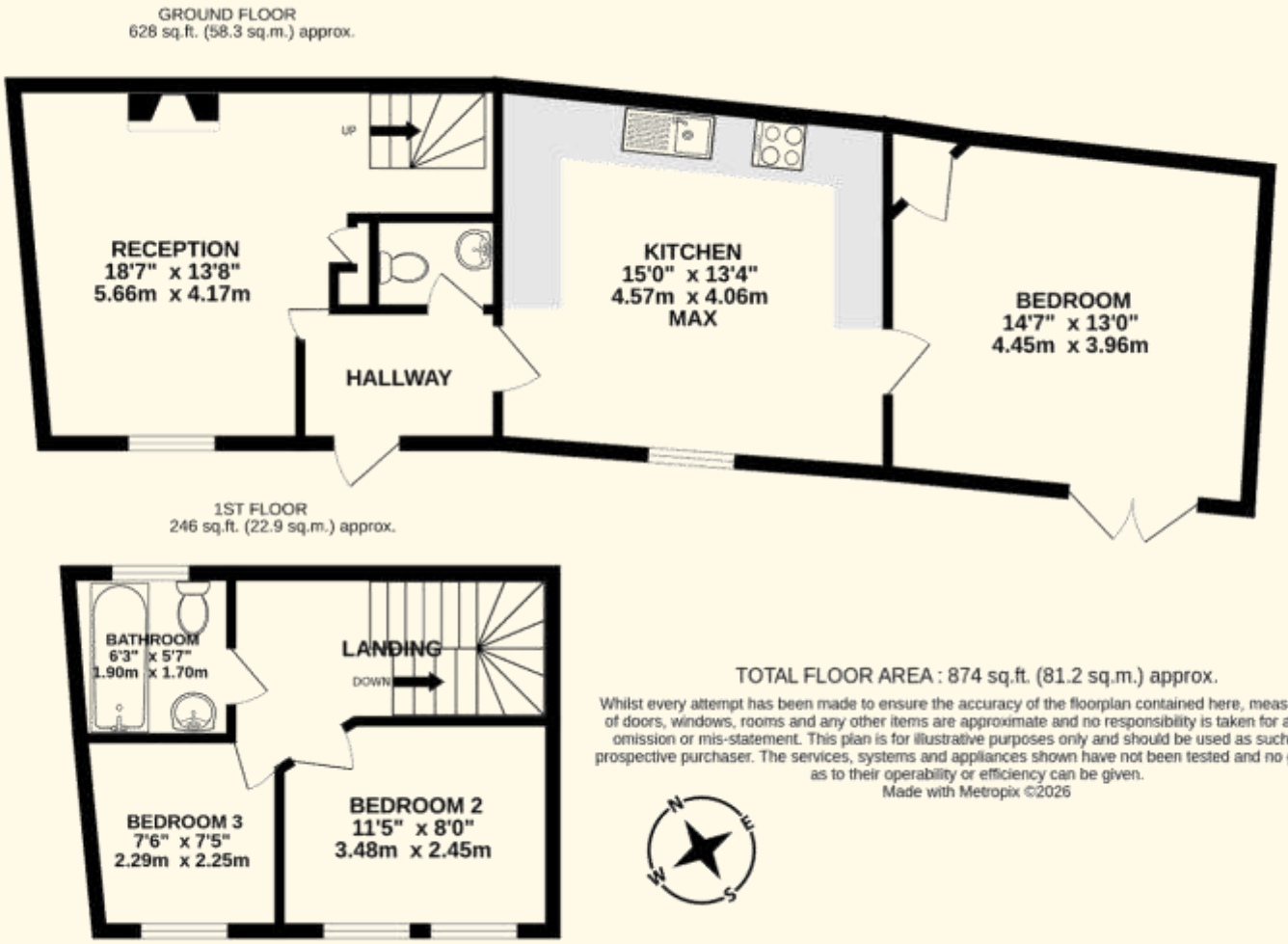
Tel: 01305 211970

Council Tax Band D.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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