



Burnt Barn  
Sydling St. Nicholas





Offered with no onward chain, is this link-detached, family home, situated in the peaceful and highly sought-after picturesque village of Sydling St Nicholas, nestled within a Conservation Area and an Area of Outstanding Natural Beauty. This charming home offers excellent potential to become a truly wonderful residence, with accommodation including two reception rooms, a kitchen/diner, utility room, conservatory, ground floor WC, four bedrooms, an en-suite to the principal bedroom, and a family bathroom. Externally, the property enjoys a stunning garden mainly laid to lawn, featuring a variety of trees, shrubs and colourful plants, along with a double garage and driveway.

Sydling St Nicholas is a pretty and well sought-after village within Dorset approximately 7 ½ miles north of Dorchester. Sydling offers an active community and facilities such as a village hall, a church and a popular public house. Further amenities include a village green, dairy farm and watercress farm. The surrounding countryside and hills offer spectacular views and are well served with a network of bridleways and footpaths. A variety of local shops can be found within the nearby villages of Cattistock, Maiden Newton and Cerne Abbas. The nearby county town of Dorchester offers a comprehensive range of amenities as well as the mainline railway services to London (Waterloo) and Bristol Temple Meads.





An entrance door opens into the property's hallway, which in turn grants access to the majority of accommodation. Alternatively, a part-glazed door provides access to the utility room where there is space for a washing machine, dryer and fridge-freezer. An opening leads to the kitchen/diner, fitted with a range of cream gloss wall and base level units with worksurfaces over and tiled splash back. Space is allocated for appliances and dining furniture.

If desired, one of the two reception rooms can be utilised as a separate dining space or otherwise offers flexible living accommodation such as a study or snug.

The second reception features spacious dimensions and a central fireplace with wood burning stove. One single door gives direct access onto the garden and another opens into the conservatory, a light and airy space enjoying a further access point to the garden.



Completing the ground floor is the WC.

Upstairs, there are four bedrooms, one appointed with an en-suite shower room and three of the rooms benefitting from fitted wardrobes. Adjacent to and accessed via bedroom two, is a large eaves storage space.

The family bathroom is also located on the first floor and is furnished with a panel enclosed bath with shower attachment and shower screen, WC, electric towel rail and wash hand basin with vanity storage below and to the side.

A sizeable and beautifully maintained garden is predominantly laid to lawn, with patio areas providing the perfect setting for alfresco dining and entertaining. The garden also features a greenhouse and shed. A gate at the rear leads to a double garage, with a driveway located in front of the garage.



### Services:

Mains electricity and water are connected. Oil fired central heating.

### Local Authorities:

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

The council tax band is F.

### Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

### Flood Risk:

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

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Agents Notes:

Please note the property is accessed via a private shared drive. There is currently no management charge paid.

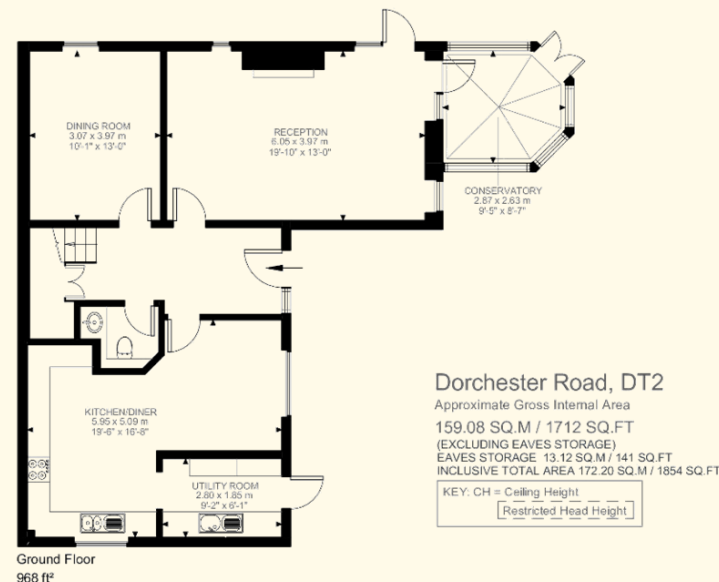
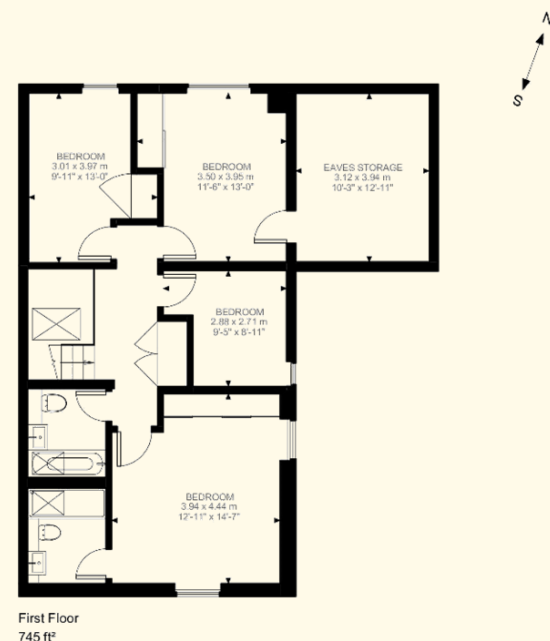


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

**Important notice: Parkers notify that:**  
All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.