



Dittisham House
Lyons Gate
Price Guide £610,000



A charming, spacious, Edwardian detached home built in 1924 and situated within an area of outstanding natural beauty in the peaceful rural Hamlet of Lyons Gate. The property is situated 10 miles north of Dorchester and 7 miles south of Sherborne surrounded by rolling countryside within the scenic Cerne Valley with excellent bridal ways and footpaths walking distance from the house. EPC rating D.

Externally the property benefits from established front and rear gardens with generous driveway parking through a double metal gated access leading to the large wooden insulated garage. The large rear garden has an additional vehicular access ideal for caravan, camper-van, horse-box or additional cars. There is a wooden shed, large greenhouse and boxed vegetable plots. In addition, the garden boasts various fruit trees (eating & cooking apples, apricot, pear, plum and established raspberry and tayberry bushes). The lawn garden is boarded by established trees, shrubs & rose bushes and provides private outdoor space for relaxing and entertaining.



Entering the house through the large, wooden doorway surrounded by original stained-glass windows you step onto the original period tiled floor. From this welcoming hallway there are doorways to the two spacious reception rooms at the front of the house. Both with large bay windows overlooking the south facing front garden and each with a multi fuel wood burner in original fire surrounds. The rooms are complimented by large traditional style radiators. The sitting room is dual aspect with original wooden flooring beneath a carpet whilst the drawing/dining room has a wooden floor and wall panelling.

A downstairs WC with hand basin and water softener is located off the hallway.

The third double aspect reception/bedroom, at the rear of the house is currently used as a study with Sharps built-in cupboards and desk. There is a flame effect electric fire.

The bespoke kitchen is well equipped with integrated fridge and space for a dishwasher and a Belling electric range style cooker. The Belfast sink is complimented by the composite worktops with the original fireplace adding additional built-in storage. The practical LVT Flooring in the kitchen leads onto the triple aspect tiled utility room with plumbing for washer/ dryer and a heated towel rail. The windowed rear door leads to the patio & rear garden.

The first floor is accessed via the original spindle banister rising to three generous double bedrooms. The main bedroom is dual aspect with original wooden flooring and a cream wood burner to create additional ambience in the winter months. This room also benefits from fitted Sharps floor to ceiling cupboards and matching bedside cabinets. The other two bedrooms are also generous double sizes with the rear room having additional built-in storage.

The modern family bathroom is fully tiled with WC and hand basin with corner bath, walk-in shower. The floor is tiled with underfloor heating. There is also a heated towel rail.

The separate WC with toilet, wash basin & heated towel rail.

The large shelved airing cupboard houses a new combi water tank and the solar boost unit for additional water heating.

The upper hallway also has a featured beautiful stained-glass window. There is a hatch to the laddered access of the insulated and boarded loft.

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 and water.

The property benefits from a brand-new environmentally compliance sewerage treatment plant.

Oil central heating.

Underfloor heating in main bathroom.

12 Solar Panels and a Tesla battery provide additional electricity cost saving which also generates a valuable income.

There is an Electric Vehicle socket at the front of the house.

Mobile & Broadband:

Fibre broadband provided by Wessex internet has excellent upload and download speeds.

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 F.

Stamp Duty:

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

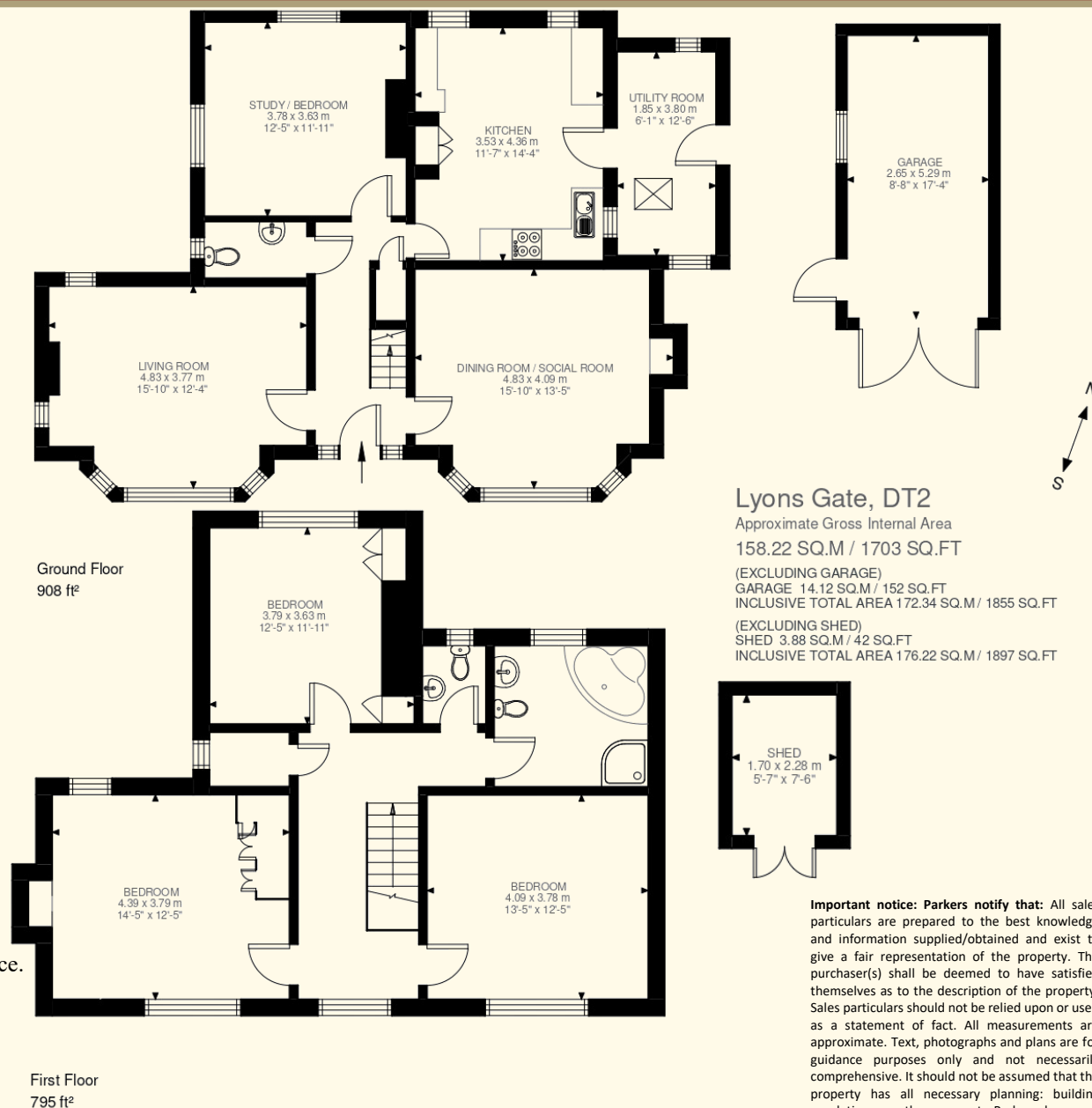
Please visit the below website to check this.

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

Agents Notes:

Please note there is a right of way to access the property.

Solar panels are owned outright.



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.

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