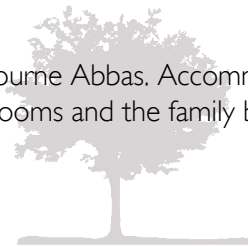




Glebe Farm Barn, Dorchester

Glebe Farm Barn is a characterful barn conversion ideally situated in Winterbourne Abbas. Accommodation is arranged over two floors with modern, open plan living on the ground floor and bi-folding doors providing access to the garden. Three bedrooms and the family bathroom are located on the first floor. The property also benefits from a walled garden, allocated parking and single garage. EPC TBC.

Offers in excess of £300,000



Situation

Glebe Farm Barn is situated within the delightful village of Winterbourne Abbas, five miles west of the historic county town of Dorchester. The village boasts a parish church, a garage, a first school and what is probably Dorset's best example of a standing stone circle, known as "Nine Stones". Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. The town offers a plethora of shopping and social facilities including cinemas, museums, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. The town also has two main employers, namely the Dorset County Hospital and the Dorset County Council. There are also major train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.

Hallway

Entrance to the property is gained via a porch with stable door which provides access to the hallway. Stairs rise to the first floor and there is a ground floor WC. Wood effect flooring continues to:

Sitting/Dining Room 7.57m x 4.45m (24'10 x 14'07)

The sitting/dining room is a fabulous feature of the property with exposed beams and an exposed brick chimney breast with open fire place. Natural light is gained via a dual aspect with an opaque window to the rear and bi-fold doors to the front.

Kitchen 3.33m x 2.36m (10'11 x 7'09)

The kitchen is fitted with modern wall and base level units with work surfaces over and a breakfast bar. There is an integral electric oven, electric four ring hob with extractor over, fridge and freezer. There is a ceramic sink and drainer with mixer tap. Space is provided for a washing machine.

First Floor

The first floor landing provides access to all bedrooms and the family bathroom.

Bedrooms

Bedroom one benefits from a large front aspect window whilst bedrooms two and three gain natural light from a rear aspect velux window. Bedroom three is fitted with built in wardrobes and drawers.

Bedroom One 4.45m x 3.78m (14'07 x 12'05)

Bedroom Two 2.34m x 4.39m (7'08 x 14'05)

Bedroom Three 3.05m x 2.34m (10'00 x 7'08)

Bathroom

The bathroom is fully tiled with an enclosed bath with shower over, WC & pedestal wash basin. There is a front aspect window and airing cupboard housing the hot water tank.



Outside

The property benefits from a low maintenance walled garden to the front which is laid mainly to shingle with an area of raised decking. There is a single garage.

Services

Electric heaters with programming capabilities. Mains electricity, water and drainage are connected.

Local Authorities

Dorset Council,
South Walks House, South Walks Road,
Dorchester, Dorset,
DT1 1UZ,

Tel: 01305 211970

We are advised that the council tax band is D

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

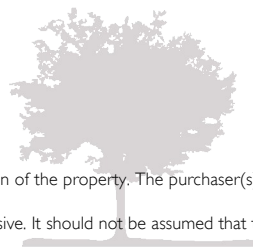
COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.

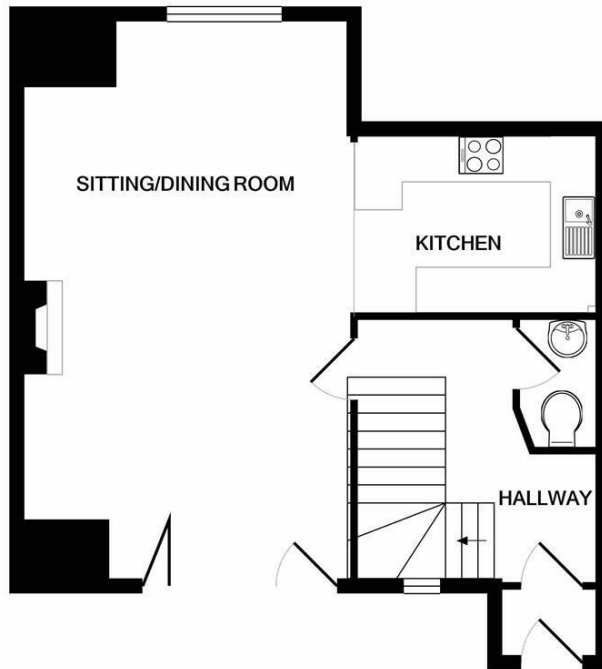


Important notice. Parkers notify that:

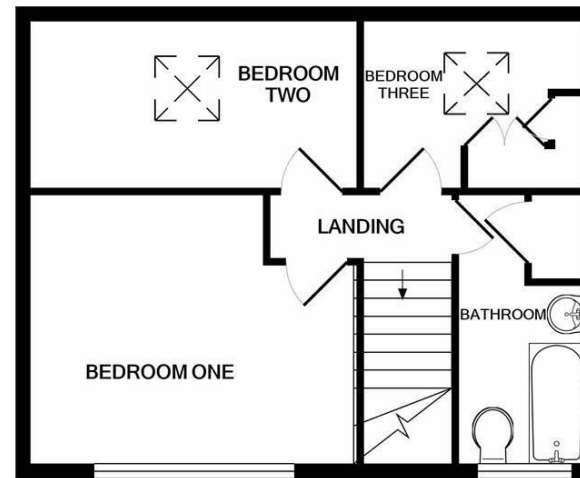
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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