

Rolfe East



The Old Dairy Farm, Hazelbury Bryan, DT10 2ES

Asking Price £575,000

- ATTRACTIVE MODERN PERIOD-STYLE DETACHED HOUSE IN SUPERB VILLAGE ADDRESS.
- WRAP AROUND GARDENS AT THE FRONT, SIDE AND REAR.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- SHORT WALK TO VILLAGE PUB, SHOP AND NEARBY COUNTRYSIDE.
- TUCKED AWAY LOCATION AT END OF CUL-DE-SAC.
- FLEXIBLE 3-4 BEDROOM ACCOMMODATION EXTENDING TO 1732 SQUARE FEET.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SINGLE GARAGE AND DRIVEWAY PARKING FOR THREE CARS.
- OIL FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE UPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

12 The Old Dairy Farm, Hazelbury Bryan DT10 2ES

'12 Old Dairy Farm' is a beautifully presented, substantial (1732 square feet), detached, period-style house situated in a fantastic, 'tucked away' edge-of-village residential cul-de-sac address within walking distance of the village centre amenities and a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property boasts generous, level wrap around gardens at the front, side and rear enjoying a good degree of privacy as well as driveway parking for 3 cars or more and a single garage. It is heated via an oil-fired radiator central heating system and also boasts replacement, period-style uPVC double glazing. The well laid out accommodation is beautifully presented and enjoys good levels of natural light and comprises large entrance reception hall, sitting room with cast iron log burning stove, garden room, dining room / ground floor occasional 4th bedroom, open-plan kitchen / breakfast room, utility room and ground floor WC. On the first floor there is a landing area, generous master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are fantastic rural dog walks from nearby the front door. The property is situated a short walk to the centre of the pretty village of Hazelbury Bryan. Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village, which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton and Sherborne. Hazelbury Bryan has a village pub and village shop. It is only a short drive to the prestigious, historic town of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools.



Council Tax Band: E



It also has good access to the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Timber gate gives access to paved pathway leading to storm porch with outside light. Double glazed front door leads to

ENTRANCE RECEPTION HALL: 10'7 maximum x 11'7 maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor, natural slate flooring, telephone point, radiator, moulded skirting boards and architraves. Panel door leads to understairs storage cupboard space. Panel doors lead off the entrance reception hall to the main ground floor rooms. Glazed door to

SITTING ROOM: 17'1 maximum x 11'7 maximum. Enjoying cottage character, this well presented main reception room enjoys a light triple aspect with period style uPVC double glazed windows to the side and rear overlooking the rear garden and double glazed double French doors opening into the conservatory, exposed beams, exposed natural stone elevations, feature natural stone fireplace recess with cast iron log burning stove, herringbone brick paved hearth, two radiators, oak effect flooring, TV point. Double glazed double French doors open from the sitting room to the

CONSERVATORY: 13'11 maximum x 10'6 maximum. uPVC double glazed windows to the side and rear overlooking the rear garden, uPVC double glazed double French doors open onto the rear garden, radiator, excellent ceiling heights, light and power connected, moulded skirting boards and architraves.

DINING ROOM / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM FOUR: 12'7 maximum x 13'8 maximum. Another generous reception room, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves.

OPEN PLAN KITCHEN BREAKFAST ROOM: 16'3 maximum x 12'4 maximum. Enjoying a light dual aspect with uPVC double glazed windows to the front and rear, rear overlooks the main garden, a range of fitted Shaker-style kitchen units comprising stone effect laminated worksurface, decorative tiled surrounds, inset sink bowl and drainer unit with

mixer tap over, inset Neff induction electric hob with Neff electric oven under, a range of drawers and cupboards under, integrated Bosch dishwasher, integrated NEFF fridge, a range of matching wall mounted cupboards and glazed display cabinets with under unit lighting, wall mounted concealed cooker hood extractor fan, built in eye level Neff electric oven with microwave grill, natural slate floor, radiator, moulded skirting boards and architraves. Panel door leads from the kitchen breakfast room to the

UTILITY ROOM: 14'8 maximum x 4'11 maximum. A range of fitted units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, filter water tap, tiled surrounds, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, fitted fridge, two fitted freezers, a range of matching wall mounted cupboards, larder cupboard, slate floor, moulded skirting boards and architraves, radiator, uPVC double glazed window to the front, double glazed door to the rear garden, ceiling hatch to loft storage space above.

Panel door from the entrance reception hall leads to the

CLOAKROOM / WC: 6'3 maximum x 3'4 maximum. Low level WC, wall mounted wash basin, radiator, tiling to splash prone areas, slate tiled floor, uPVC double glazed window to the front.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: uPVC double glazed stairwell window to the front, radiator, moulded skirting boards and architraves, ceiling hatch to loft storage space. Panel door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'5 maximum x 16'4 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, two radiators, moulded skirting boards and architraves, TV point. Double doors lead to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 7'1 maximum x 6'2 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, double glazed Velux

ceiling window to the front, shaver point, extractor fan.

BEDROOM TWO: 14'1 maximum x 12'7 maximum. A second generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, radiator, moulded skirting boards and architraves, two doors lead to fitted wardrobe cupboards.

BEDROOM THREE / OFFICE: 10'8 maximum x 11'8 maximum. A third generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, radiator, moulded skirting boards and architraves.

FAMILY BATHROOM: 8'8 maximum x 6'4 maximum. A period style white suite comprising low level WC, wash basin in worksurface with cupboards under, panel bath with mains shower tap arrangement over, shower ail, tiling to splash prone areas, radiator, shaver light and point, extractor fan, double glazed Velux ceiling window.

OUTSIDE:

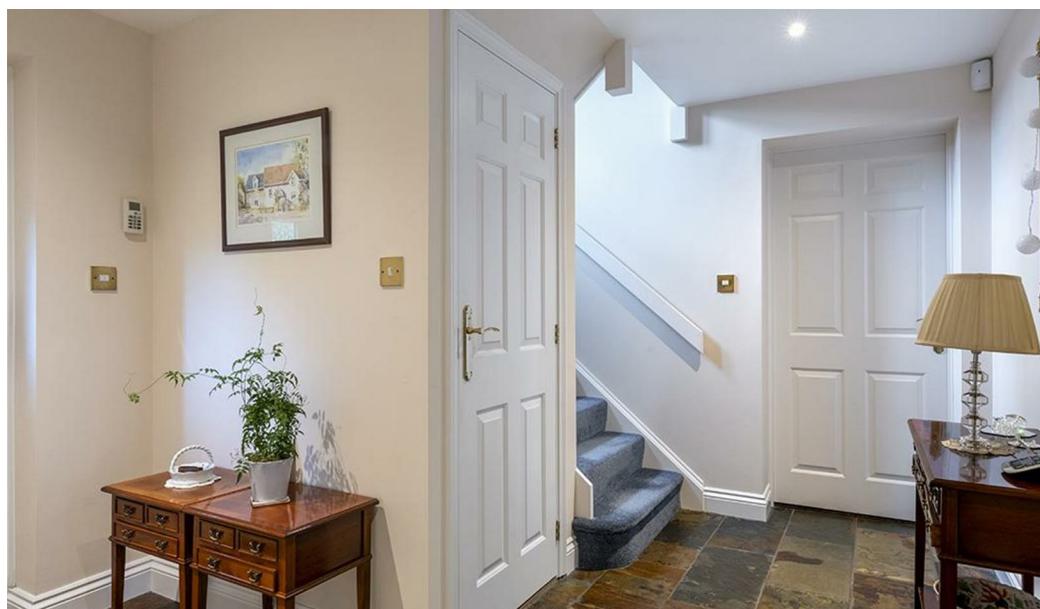
At the front of the property there is a brick paved driveway providing off road parking for three cars. Driveway leads to

SINGLE GARAGE: 17'5 in depth x 9'4 in width. Up and over garage door, light and power connected, rafter storage above.

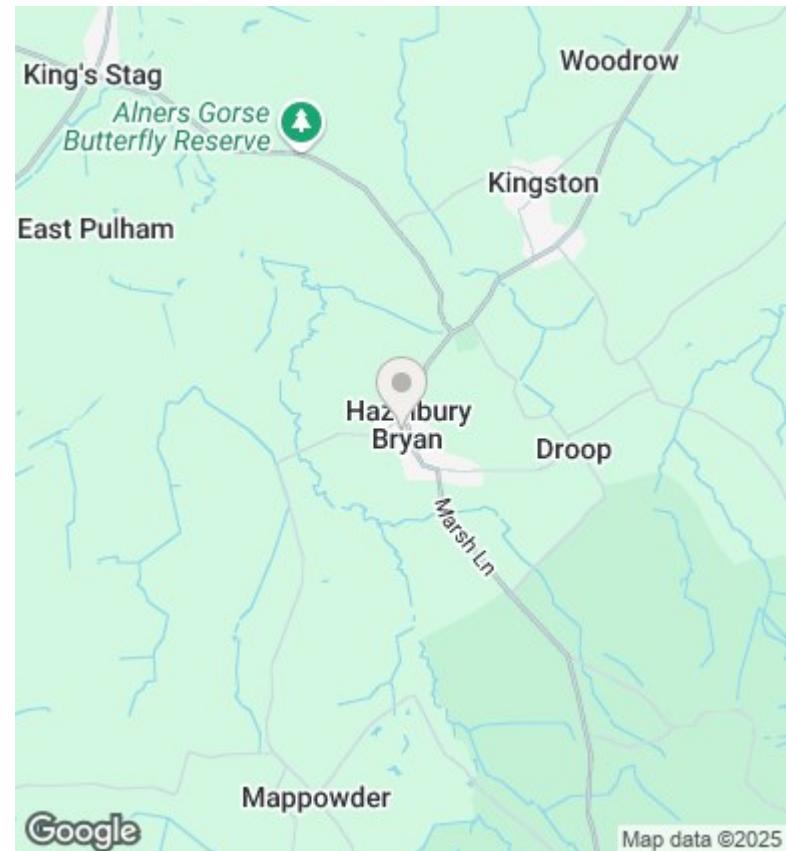
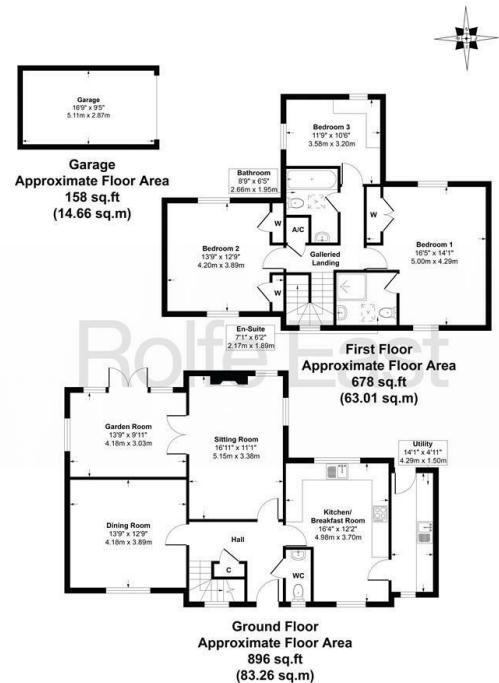
Timber garden gate gives access to a pathway from the driveway leading to front storm porch, outside light. The front garden is particularly pretty and laid to shaped lawn and boasting shaped borders boasting a variety of mature trees, plants and shrubs. Further portions of garden on both sides of the house with pathways lead to the main rear garden, external oil boiler.

MAIN REAR GARDEN: 69' in width x 35' in depth approximately. This superb garden is level, particularly pretty and laid to shaped lawn and boasting a variety of well stocked and shaped flowerbeds and borders boasting a selection of mature trees, plants and shrubs. Outside tap, outside light, paved patio seating area enjoying a good degree of privacy, timber garden shed, trellis area houses oil tank.





The Old Dairy Farm, Hazelbury Bryan, Dorset DT10



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	64
(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