



The Old Parsonage
Chetnole, Dorset
DT9



A renovated Victorian parsonage with converted coach house and paddock situated in a popular village.



Situation

The Old Parsonage is set back off a quiet lane running through the small village of Chetnole which is surrounded by the unspoilt countryside of the Blackmore Vale. The village has a church, pub and village hall with the neighbouring village of Yetminster (2.1 miles) providing additional amenities including a shop/post office, health centre, veterinary surgery and Montessori nursery. The abbey town of Sherborne (8 miles) is easily accessible and has a wide range of shopping and business facilities, including both Waitrose & Sainsburys supermarkets with the larger towns of Yeovil (8.1 miles) and Dorchester (14.9 miles) also within reach. For transport links Sherborne has a regular rail service to Waterloo (2.25 hours). There is further rail access from Chetnole Holt. Bournemouth and Exeter Airports are both about an hour's drive away offering UK and international destinations. The wider local area offers a wide choice of schools from both the state and independent sectors. There are nearby primary schools in Yetminster and Evershot (4.6 miles) with The Gryphon School in Sherborne providing secondary education. Nearby private schools include Hazlegrove, the Sherborne schools, Leweston, Port Regis and Perrott Hill.

Yetminster 2.1 miles, Evershot 4.6 miles, Sherborne 8 miles (Waterloo 2.25 hours), Yeovil 8.1 miles, Dorchester 14.9 miles, Bournemouth Airport 44.7 miles, Exeter Airport 48.2 miles. (Distances and time approximate)





The Old Parsonage

The oldest part of The Old Parsonage which is unlisted, dates from about 1850 when a home for the local parson was created from part of an older terrace of farm workers' cottages. A wing was subsequently added in the Edwardian period with a further extension added to the rear in the 1930s. The earliest part of the house is built of local stone under a Welsh slate roof with later additions built of a combination of stone and red brick with brick detailing around the windows. It was bought by the present owners about three years ago who have since undertaken extensive renovation with some alterations to the structure to create a beautifully presented family home. The renovations included enlarging the kitchen/breakfast room and re-fitting the kitchen and all the bathrooms. Care has been taken to retain the original architectural features with replacement joinery fitted that is sympathetic to the original property.

On the ground floor are two well-proportioned reception rooms connected by folding double doors to create a single, enlarged space when required. Both rooms have excellent ceiling heights, fireplaces, coving and tall sash windows that look out across the garden. The pre-existing conservatory has been retrofitted with a solid roof to create an orangery that is now useable all the year round. The kitchen/breakfast room has a fireplace with a wood-burning stove and is fully fitted with a range of units including a central island, white granite work surfaces and a range of electrical appliances. Adjacent to the kitchen are the boot room, large laundry room and the pantry.

On the first floor is a split-level, part-galleried landing off which are two double bedrooms with en-suite shower rooms, two further double bedrooms, a single bedroom (which currently serves as an office) and the family bathroom. In the roof space is a large storage room which has enormous potential subject to obtaining any necessary consents.

Main House







Orchard Cottage





Orchard Cottage

Coach House (Orchard Cottage), Garden & Grounds

The house is approached via a short gravelled drive leading to parking areas in front of and beside the house. The formal garden extends around three sides of the house with extensive lawns fringed by flowering shrub borders and decorated with a scattering of mature trees including fruit trees, beech, oak, copper beech and a fine redwood. Behind the house is a paved terrace with a gardener's WC and covered verandah on one side and beyond it is the former Coach House which has been converted to provide a double garage with incorporated machinery store on one side of the ground and the gym/games room on the other.

Between them are the entrance hall and staircase leading to the self-contained first floor apartment (Orchard Cottage) which currently provides a holiday-let income. It comprises two double bedrooms each with an en suite shower room and the large living room incorporating a fully fitted kitchen. The apartment also has a first floor balcony with a steel and glass staircase leading down to a private paved terrace beside the greenhouse.

At the far end of the garden is the paddock which has a field shelter and separate vehicular access. In all about 2.25 acres (0.91 hectare).

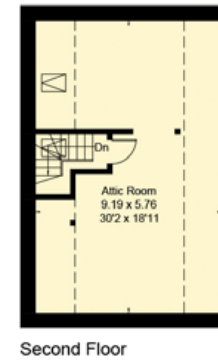
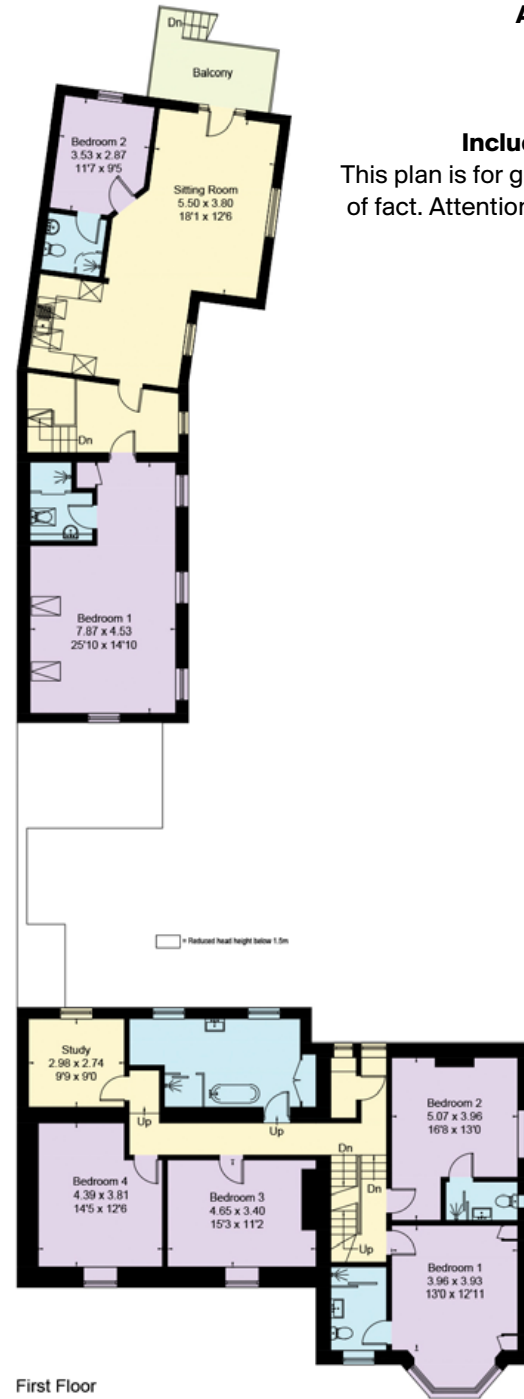
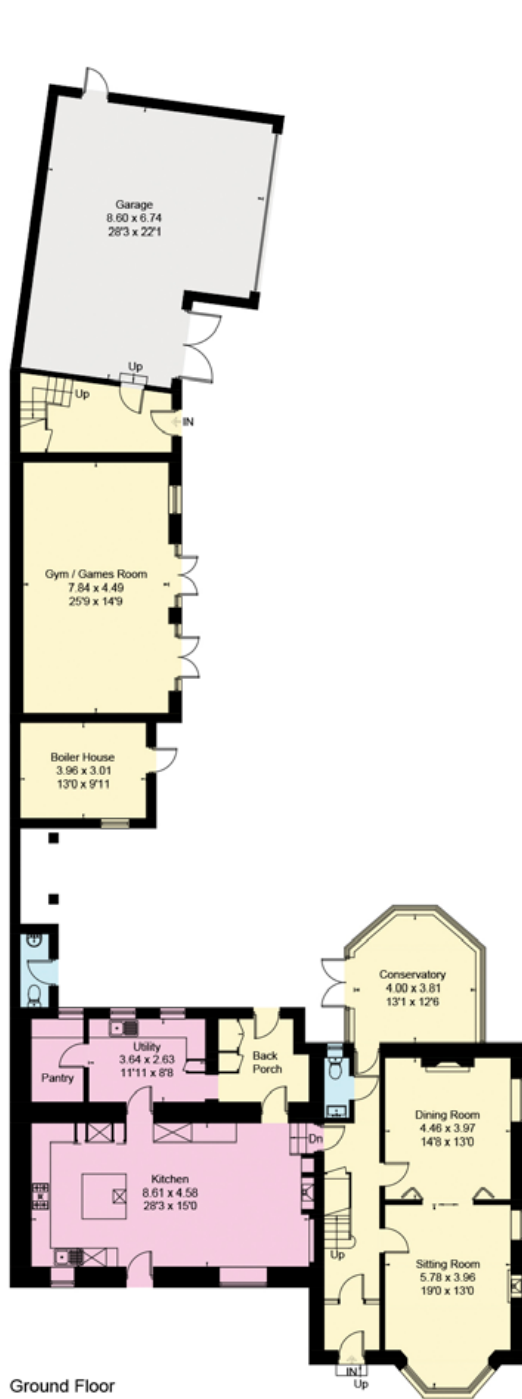


Orchard Cottage

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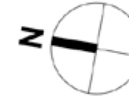
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



Approximate Gross Internal Floor Area
Main House: 328.0 sq m / 3,530 sq ft
Outbuilding: 215.9 sq m / 2,324 sq ft
Total: 543.9 sq m / 5,854 sq ft

Including Limited Use Area (26 sq m / 280 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



□ Reduced head height below 1.9m



Tenure

Freehold

Services

Mains water, electricity & drainage. Central heating and hot water provided by Bio-mass-fired (wood pellet) boiler. Bottled gas-fired hob. Photovoltaic panels.

Local Authority & Council Tax Band

Dorset Council
www.dorsetcouncil.gov.uk

Tax Band: G.

Directions (Postcode DT9 6PE)

From Sherborne take the A352 towards Dorchester. After 1.8 miles turn right, signed to Leigh. Continue for about 3.3 miles, passing onto Dyke Head and then Bailey Ridge to a T-junction. Turn right and proceed for about 0.5 mile to the centre of Leigh and turn left by the war memorial, signed to Chetnole. Follow the road for about 1.5 miles into Chetnole to a T-junction, with the church on the left and the Chetnole Inn pub on the right. Turn left and the property will be found on the left after about 350 yards.

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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