



Owls Roost, 3 Manor Farm Close, Lower Blandford St Mary, Dorset, DT11 9ND





A Unique 5 Bedroom Barn Conversion Being Part Of 3 Properties With Beautiful Mature Gardens Situated In Lower Blandford St Mary. The property Benefits From A Garage, Flexible Accommodation & Master Bedroom With En-Suite

Entrance Porch - UPVC door with obscure glazed panel to front, glazed door to Hallway, radiator, tiled flooring

Hallway - Split level, stairs to first floor, radiator, coved and smooth set ceiling with recessed lighting, smoke alarm

Cloakroom - Low level WC, corner wash hand basin with tiled splash-back, radiator, vinyl flooring, extractor fan

Utility Room - Wood fronted wall and base units providing cupboard storage, work-surfaces with tiled splash-backs, stainless steel single sink with drainer inset and mixer tap, space for washing machine and tumble dryer, wall mounted Valiant boiler, shelving, stable door to rear garden, tiled flooring

Kitchen - Range of wood fronted base and wall units providing ample cupboard and drawer storage, work-surfaces with tiled splash-backs, ceramic 1 1/2 bowl sink with drainer inset and mixer tap, space for dishwasher, space for American fridge/freezer, free-standing gas Aga with 4 ring hob and hot plate, extractor hood over, shelving, tiled and laminate flooring, ladder style radiator, recessed lighting

Breakfast Room - Bi-folding doors to side, windows to front and side aspect with fitted blinds, 2 wall lights, radiator, tiled flooring with under floor heating

Living Room - Fully glazed French doors to rear garden, window to same, coal effect gas fireplace set in brick surround and hearth with wooden mantle, TV point, telephone point, 5 wall lights, radiator, tiled flooring

Dining Room - Window to side aspect, obscure stained glass window to Kitchen, 3 wall lights, radiator, laminate flooring

First Floor Landing - With stairs to second floor, cupboard housing hot water tank, steps down to **Reading Area** with Velux window to front and partly screened by stained-glass panelling



Bedroom 1 - Window to rear aspect, TV point, telephone point, radiator

En-Suite - Fully tiled white suite comprising corner glass shower enclosure with stainless steel recessed controls, vanity wash hand basin with storage cupboard under, low level WC with concealed cistern, wall units, mirror, heated towel rail, tiled flooring, extractor fan

Bedroom 2 - Window to side aspect over looking the Church, TV point, telephone point, radiator

Bathroom - Fully tiled white suite comprising panelled bath with mixer tap and shower attachment, glass shower enclosure with stainless steel controls, vanity wash hand basin with storage cupboard under, low level WC with concealed cistern, wall units, obscure window to rear aspect, tile effect vinyl flooring, heated towel rail, extractor fan, recessed lighting

Bedroom 3 - Window to side aspect overlooking the Church, eaves storage, radiator, recessed lighting

Second Floor Landing

Bedroom 4 - Velux window to front, eaves storage, radiator

Bedroom 5/Study - Velux window to front, shelving with decorative stained-glass panel, telephone point, radiator

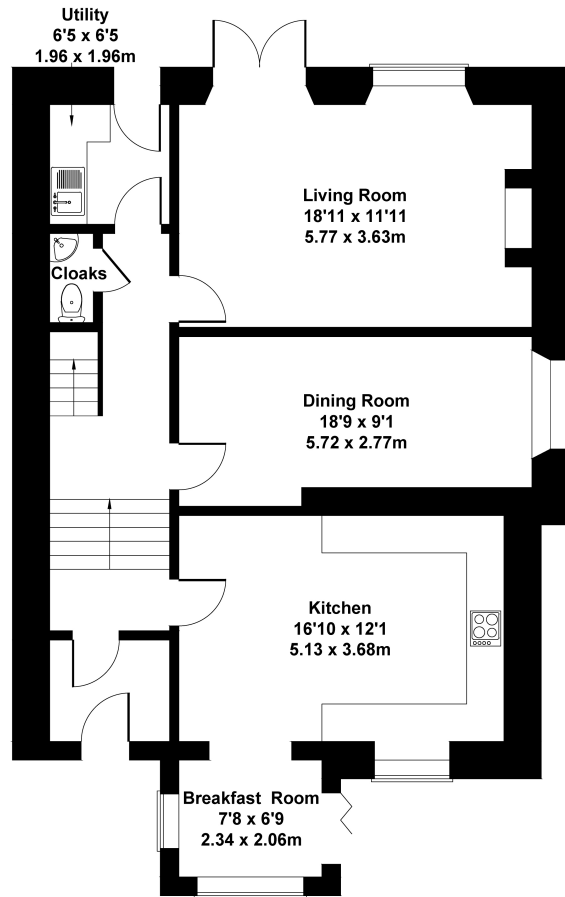
Outside - The property is approached via a shared shingle stone driveway providing parking, private gate and pathway leading to front door, front garden being laid to lawn with established trees, shrubs and hedging, path leading to the beautiful mature rear garden being bounded by brick walling and timber fencing, large paved patio area adjacent to the rear of the property with pergola with established vines, raised fish pond, timber potting shed, path leading to further paved area with timber shed and greenhouse, shingle stone area to foot of garden, various fruit trees, remainder of garden being laid to lawn

Garage 19'1" (5.82m) x 9'9" (2.97m) - In a block of 4 with wooden door to front, eaves storage, light and power

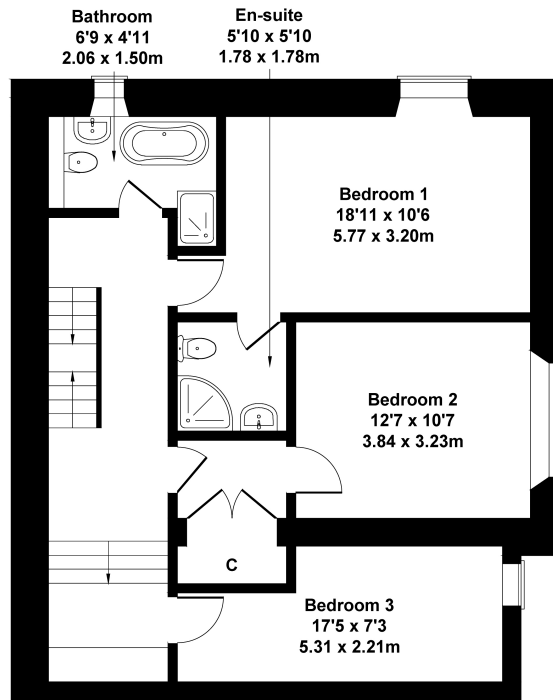
£660,000 Freehold

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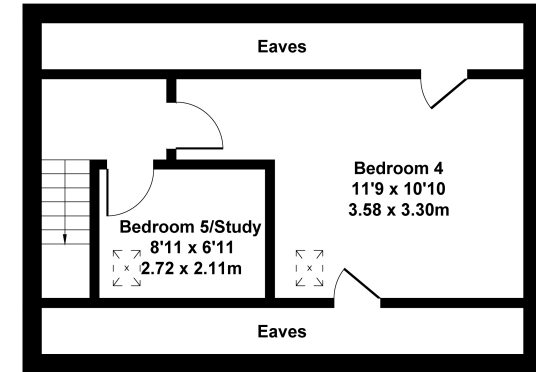
Approximate Gross Internal Area
1988 sq ft - 185 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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