



THE OLD SCHOOL HOUSE TOLLER PORCORUM

Dorchester, DT2 0DN

Price £675,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A 3 bed detached period former school house with colourwashed elevations under a slate roof with range of garaging and outbuildings with gardens and woodland, extending in all to just under an acre in a village location. The property was built in 1774 as the local School with adjoining Master's house. It comprises a detached Grade II Listed house with adjoining large gardens, extensive woodland glade, part of the former railway line, a meandering river in the basin of the grounds, garage and adjoining carport with additional parking. There are two workshops affording potential (subject to any necessary consents) and there is a range of woodsheds and stores. Recent improvements have included re-plumbing (approx 5 years ago) including a new oil-fired boiler with oil tank and radiators together with a replacement pressurised hot water cylinder. However, the kitchen and sanitary fittings require updating together with general cosmetic improvement.

Situation

7 x miles to Beaminster

11 x miles to Dorchester South Railway Station

16 x miles to Yeovil

The local area

Toller Porcorum lies between Dorchester County Town and Bridport, an attractive village with a Post Office, active village hall and Church as well as The Kingcombe Centre and wonderful walking in nearby Kingcombe Nature reserves. Excellent schooling can be found nearby at Beaminster or Maiden Newton.

Local Authority

Dorset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: Exempt Grade II Listed



PROPERTY DESCRIPTION

Entrance Hall

Radiator, stairs to first floor.

Sitting Room

Dual aspect, oak flooring, 2 radiators and Esse multi fuel fire.

Dining Room

Dual aspect, 2 radiators. Door to garden.

Kitchen

Range of floor and eye level cupboards and drawers, double bowl sink unit, radiator, tiled floor and splashbacks.

Study

Radiator. Fitted storage unit.

Utility Room/cloakroom

Hand basin and low level w/c. Radiator and plumbing for washing machine.

First Floor

Landing

2 Radiators.

Bedroom One

Wardrobe, 2 radiators, dual aspect.

Bedroom Two

2 Radiator, wardrobe.

Bedroom Three

Radiator, wash hand basin. Airing cupboard.

Bathroom

Panelled bath, low level w/c and hand basin.

Outside

Attached Workshops

There are 2 workshops accessed from the kitchen, one of which houses the oil fired boiler.

Garaging

Single Garage and carport with 2 stores behind.

Gardens

There is a gated driveway leading to the rear of the property and a side pedestrian gate opening to a patio pathway extending along the frontage with adjoining rose and herbaceous bed and giving access to the front door.

Immediately to the rear is a GAZEBO and SUMMERHOUSE/CHALET adjoining the lawns which comprise well established bushes and spring bulbs and flowers.

Adjoining the driveway is a double wooden-doored GARAGE with pitched slate roof and adjoining CARPORT. There are also TRAILER STORES and a GREENHOUSE with compost area and adjoining cold frames.

The woodland glade extends to the north-east side and has a variety of mature trees including beech and ash and provides a further range of sheds for wood storage and has the river running through it. The owner has informed us that, occasionally, the gardens are liable to flooding.

Adjoining this area is a gravelled pathway extending from the east side of the property with arbored entrance and providing cultivated areas. There is also a shed housing the oil tank.

The grounds include a section of the old railway line running through and the adjoining railway bridge is owned by The British Railways Board who are responsible for its maintenance.

Services

Mains water.

Mains electricity.

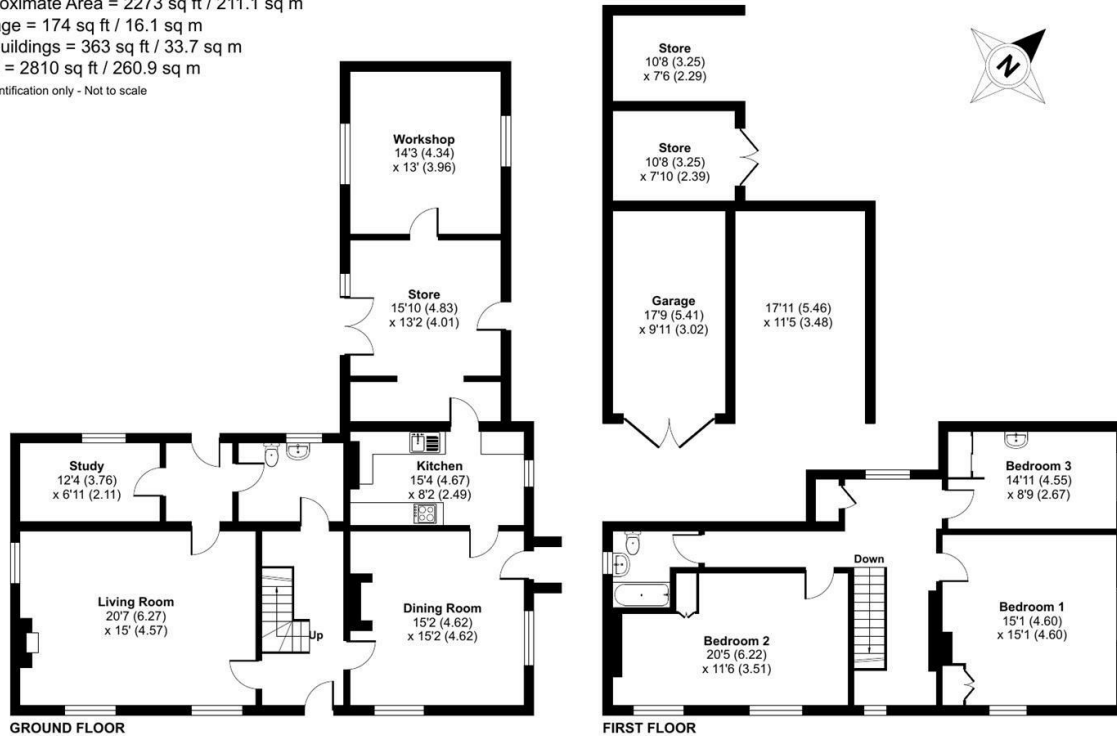
Mains drainage.

Telephone connection maintained by Openreach/BT.

High Street, Toller Porcorum, Dorchester, DT2

Approximate Area = 2273 sq ft / 211.1 sq m
 Garage = 174 sq ft / 16.1 sq m
 Outbuildings = 363 sq ft / 33.7 sq m
 Total = 2810 sq ft / 260.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1070972



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

