



2, Barton Farm, Cerne Abbas, Dorchester, Dorset

A terrace house with two double bedrooms, two reception rooms, garage and parking, set within a quality courtyard development for over 55's, in the favoured village of Cerne Abbas.

Guide Price
£295,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2, Barton Farm, Cerne Abbas, Dorchester, Dorset, DT2 7LF

- Two double bedrooms
- Two reception rooms
- Pretty aspect over communal gardens to the rear
 - Garage
 - Conservatory
- Good decorative order
- Occupancy 55 years or over
 - Council Tax Band E

Viewing strictly by appointment
Symonds & Sampson
01305 261008





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The Property

Being well maintained and surprisingly spacious, this mid-terrace retirement cottage sits in a popular, managed courtyard development and benefits from a small patio at the rear which leads in to a walled communal gardens which extend further over towards water meadows beyond.

Upon entering the cottage, you will find a welcoming hall with staircase and door that leads into the downstairs cloakroom. The living room is a spacious and light room with a central electric fireplace, door to the kitchen and double doors leading through to the dining room, which in turn has French doors leading into the conservatory which overlooks the beautiful communal gardens.

The kitchen has a range of storage cupboards and drawers with space and plumbing for a washing machine, dishwasher and fridge/freezer, as well as a built in eye level oven and electric hob.

Stairs rise to the first floor where there is a spacious landing which could be used as a small sitting/study area and doors to both bedrooms and the family bathroom. The family bathroom is fitted with a shower cubicle, WC and wash hand basin.

There are 2 spacious double bedrooms, both with fitted wardrobes and also an airing

cupboard.

Barton Farm is a small development which provides a range of converted traditional farm buildings together with purpose built cottages. This terraced cottage has brick external elevations under a tiled roof and is situated towards the centre of the development. There is a magnificent 14th century Tithe Barn close-by and the cottage itself is set back from the village road, which leads to the centre of the village.

Outside

To the front of the house is a communal lawn with path leading to the front door. Paths also lead to the communal gardens and parking area where there is a single garage which is within a block. To the rear of the property there is a small patio where one could have some plant pots or patio outdoor furniture and this leads on to a more private area of the communal garden with an attractive stone boundary wall and path leading to circa 9 acres of water meadows for the residents to enjoy.

Situation

Barton Farm lies to the south-west side of this historic village, conveniently located for access to the village centre which has a good range of facilities including a general store, a much acclaimed modern village hall, a doctors' surgery and a pharmacy, St Mary's church, three public houses, and primary school.

There are a variety of sporting and leisure activities in the area including golf at Dorchester (two clubs) and Sherborne, sailing and water sports along the Heritage

Jurassic Coastline and access to the countryside via an excellent network of footpaths and bridleways.

Cerne Abbas is one of the most historic and picturesque villages in Dorset, surrounded by rolling downland and perhaps best known for its Giant hill figure, which is now owned by the National Trust.

Cerne Abbas is about 8 miles north of Dorchester and Poundbury, with a comprehensive range of facilities including the County Hospital together with good access to the Abbey town of Sherborne, which is about 12 miles to the north. Both towns have mainline railway stations to London Waterloo as well as a regular bus service.

Services

Mains water, electricity and drainage.

Broadband - Superfast speed available

Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

Lease Details

The lease is for 999 years from 1992.

Barton Farm is managed and this includes the maintenance of the communal gardens, water meadows and other areas (external maintenance and redecoration,

external window cleaning, building insurance, payment of water rates and 24 hour emergency cover) as well as the cost of the manager who lives close-by on site.

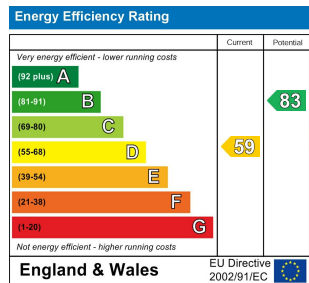
For details on the current service charge payable please contact the Agents to discuss. The minimum age for occupancy is 55 years. The annual service charge is £7,292 per annum, split and paid quarterly in the months of January, April, July and October.

Local Authority
Dorset Council
01305 261008 or www.dorsetcouncil.gov.uk

Council Tax Band: E
EPC: D

Directions

From Dorchester, head north out of the town on the A37 towards Yeovil. Shortly after leaving the town turn right signed Charminster/Cerne Abbas onto the A352. Proceed up the Cerne Valley Road and as you approach Cerne Abbas the entrance to Barton Farm will be found on the right hand side, before the right hand turning into the village (The Folly). The property itself is then on your right hand side.



Dorchester/KW/24/4/24 Rev

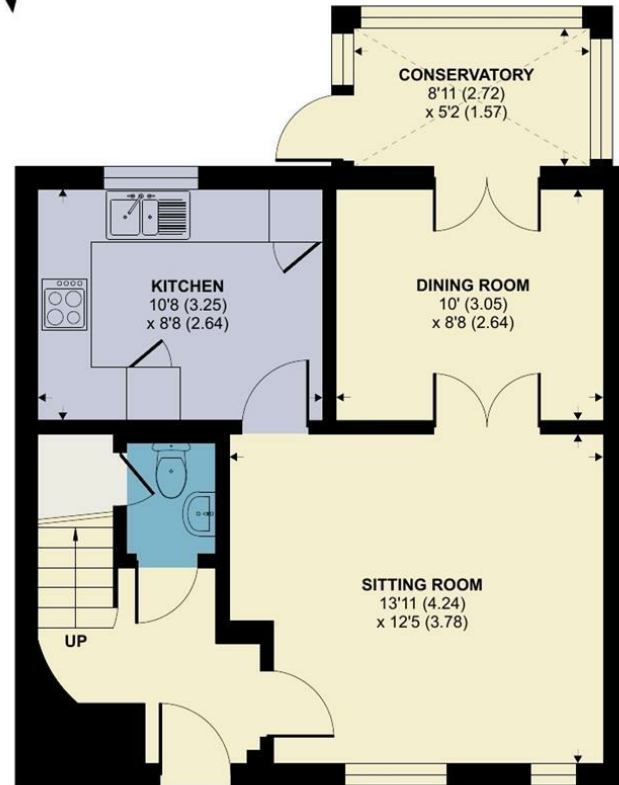
Barton Farm, Cerne Abbas, Dorchester

Approximate Area = 939 sq ft / 87.2 sq m
Limited Use Area(s) = 24 sq ft / 2.2 sq m
Total = 963 sq ft / 89.4 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1062955



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