



FOR SALE

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Tarrant Launceston, DT11 8BY

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FREEHOLD PRICE: OIEO £800,000

An absolutely delightful semi-detached thatched cottage in this beautiful rural setting on a plot in excess of one acre of attractively laid gardens with long frontage onto the River Tarrant as well as a swimming pool and country views to the rear and side.

This lovely family home is grade II listed being of architectural and historic importance and is immaculately presented throughout. Originally constructed in the 16th century as a pair of cottages attached to a separate residence at one end, there have been further additions of flint, brick and stone elevations with leaded windows and thatched roof. The double garage is sectional concrete with a brick and flint outer skin and has a large matching workshop at the rear.

The accommodation includes 4 reception rooms, 5 bedrooms and 3 shower/bathrooms, one of which is set on the ground floor adjacent to the study offering annexe potential, with its own entrance and access to the first floor via a second staircase.

The decoration is subtle and tasteful throughout with fitted brushed wood flooring throughout the ground floor creating a stylish contemporary feel. This combines superbly with many original period features including beamed ceilings, thatched roof, inglenook fireplaces, window seats and larch latch internal doors.

A particular feature is the superb garden room off the kitchen which forms an ideal day/dining room opening onto a delightful courtyard sun terrace affording a wonderful al fresco dining area. The gardens at the rear extend across to one side with well laid lawns, beautifully stocked flower beds and borders, established fruit trees. There is a swimming pool with surrounding terrace in a very private side area of the garden with further lawn and the rear boundary of the plot is the River Tarrant with steps down from the garden.

The property is set back from the village road with the front boundary formed by a high evergreen hedge. The entrance leads to a generous gravel driveway which in turn leads to the double garage and provides parking for numerous vehicles, including space for a boat/caravan etc.

Tarrant Launceston is a charming unspoilt hamlet, one of eight that take their name from the River Tarrant. It is a designated Area of Outstanding Natural Beauty (ANOB) and the house lies in the Conservation Area. The neighboring Tarrant Monkton has a church and pub/restaurant The Langton Arms. From the village there are footpaths and bridleways close to the house with access to superb riding and walking over open country.

The nearby Georgian market town of Blandford (6 miles) has a variety of shops, schools, recreational and cultural facilities with the popular market town of Wimborne being approximately 10 miles away. Other towns of note include Poole, Bournemouth, Shaftesbury, Sherborne, Dorchester and the Cathedral city, Salisbury all within easy motoring distance of the property.

COUNCIL TAX BAND: G

EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

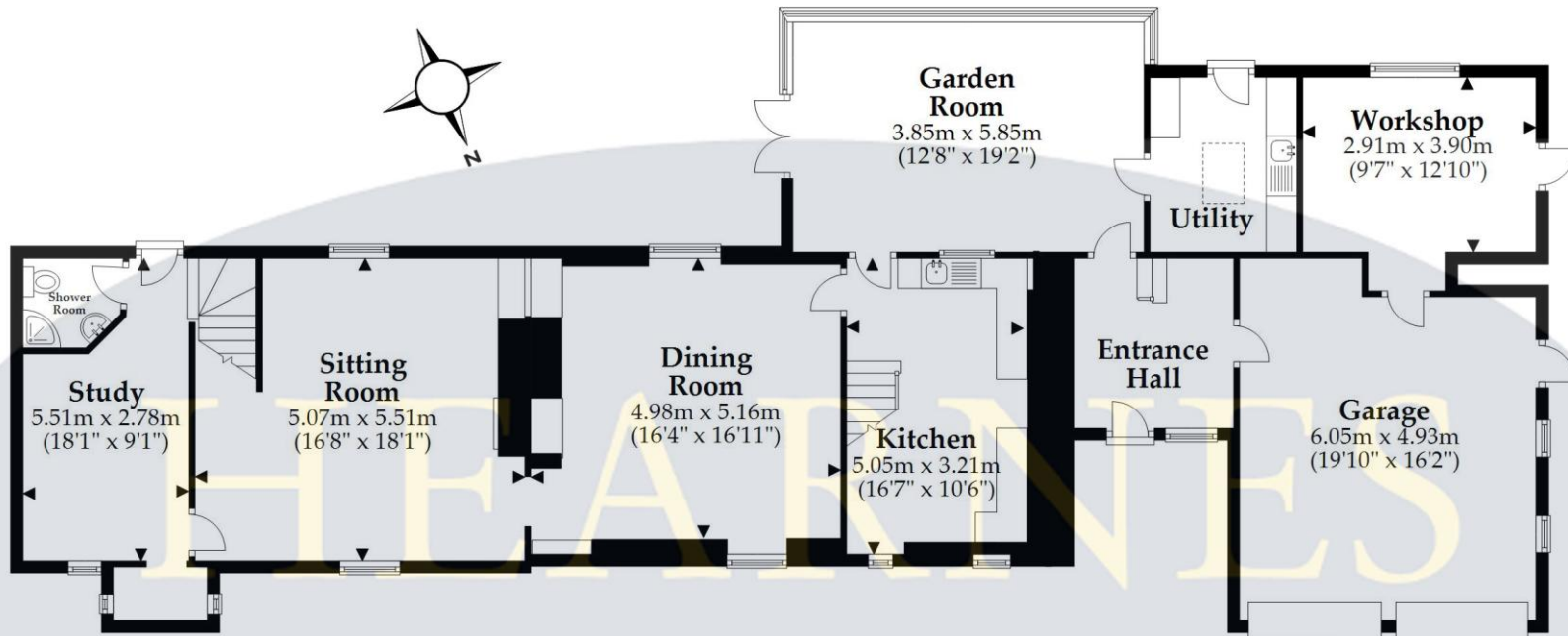




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

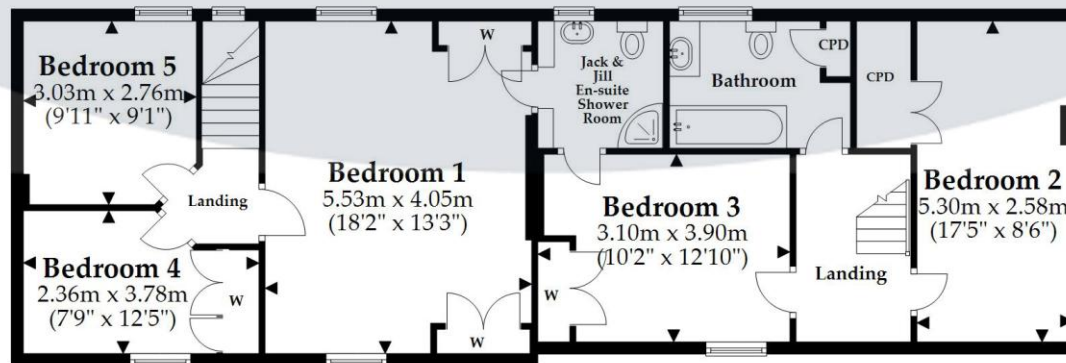
Ground Floor

Approx. 168.0 sq. metres (1808.2 sq. feet)



First Floor

Approx. 90.8 sq. metres (977.6 sq. feet)



Total area: approx. 258.8 sq. metres (2785.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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