



Long Street
Cerne Abbas



Parkers are delighted to offer for sale this wonderful character property situated within the heart of the historic village of Cerne Abbas. This Grade II listed property has been renovated to a very high standard throughout, incorporating and celebrating the original features it has to offer. The property enjoys a south facing garden with secure, off road allocated parking.

Cerne Abbas is situated in a valley surrounded by gentle hills typical of the West Dorset countryside. There is an extensive range of public footpaths and bridleways throughout the village and walks to suit every taste. The village is a bustling community of over 700 people, with a flourishing school, a rural Post Office, the village stores, a local tourist information point, three historic public houses, tearooms and a number of other shops to attract the visitor. Bed and Breakfast accommodation is also available.



- This former Inn offers a great opportunity to acquire a wonderfully spacious period property that boasts views towards the Grade I listed Parish Church.
- The property offers a wealth of living accommodation comprising a sitting room that enjoys generous dimensions and features a lovely log burning stove. The property benefits from a separate dining room.
- A feature of the property is the wonderful open plan kitchen/breakfast room, a superb size for family dining. There are a comprehensive range of Shaker style fitted units with solid timber doors, quartz work surfaces and a wealth of integral Neff appliances and a Range Master oven. A large central island provides additional storage options.

- The spacious feel to the property continues to the first floor where there are four generous bedrooms, two enjoying en-suite facilities and the master benefiting from a separate dressing area.
- The family bathroom is tastefully fitted with a modern suite and the property benefits from a separate cloakroom situated on the ground floor together with a boot room.
- Externally, the property is approached via a courtyard. The property enjoys a landscaped garden with a flint wall and hedge boundaries. The garden is laid to lawn and includes a brick built garden shed. The property shares a rear communal courtyard that enjoys a southerly aspect. There is a gate that provides access to the bin store and secure allocated parking.

Room Dimensions:

Sitting Room	5.97m x 4.09m (19'07" x 13'05")
Kitchen/Breakfast Room	5.92m x 5.31m (19'05" x 17'05")
Dining Room	5.54m x 3.43m (18'02" x 11'03")
Boot Room	4.52m x 2.39m (14'10" x 7'10")
Bedroom One	5.69m x 3.96m (18'08" x 13'0")
Bedroom Two	6.76m x 2.69m (22'02" x 8'10")
Bedroom Three	3.23m x 3.25m (10'07" x 10'08")
Dressing Room	3.53m x 3.51m (11'07" x 11'06")
Bedroom Four	2.77m x 2.72m (9'01" x 8'11")
Boarded Loft Area	10.97m x 5.49m (36'0" x 18'0")

Agents Notes:

The property is home to three medieval hamstone architectural features including a lancet window with splayed reveals, a hamstone panel with moulded quatrefoils containing decorative reliefs and a large hamstone fireplace.

Services:

Mains electricity, water and drainage are connected. Oil fired central heating. Broadband and satellite are available also.

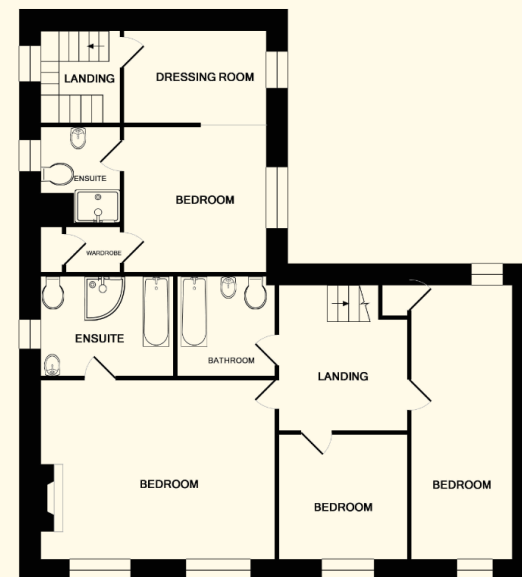
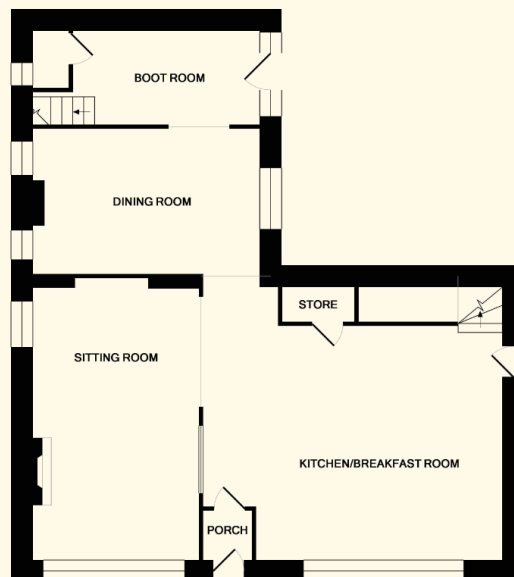
Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

We are advised that the council tax band is TBC

Viewings:

Strictly by appointment with the sole agents: Parkers Property Consultants and Valuers Tel: 01305 340860



LONG STREET
TOTAL APPROX. FLOOR AREA 2321 SQ.FT. (215.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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