

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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SILVERHAY FARM, NETHERHAY,
DRIMPTON, BEAMINSTER, DORSET, DT8 3RH.
£480,000 FREEHOLD

MASTER BEDROOM
RECEPTION HALL
DINING ROOM
DOUBLE GARAGE
DOUBLE GLAZING
ACRE Paddock
LOCAL COUNCIL TAX BAND E

3 FURTHER BEDROOMS
SHOWER/CLOAKROOM
KITCHEN/BREAKFAST ROOM
OIL CENTRAL HEATING
AMPLE PARKING
VIEWS

BATHROOM
SITTING ROOM
UTILITY ROOM
WORKSHOP
GARDEN
EPC E

A most spacious well planned detached family house and grounds of about an acre subject to Agricultural Tie.

The property comprises a detached rural dwelling constructed circa 1985 of Bradstone reconstructed stone elevations under interlocking tiled roof. Upvc double glazed windows are fitted and all rooms are of excellent proportion. An air of spaciousness throughout. Internal decorations are excellent. The property was

constructed to the vendor's specification with attention to detail and convenience. These being obvious on viewing. Of interest is the rear lobby arrangement with shower / WC and approximately to the Double Garage and workshop, there being a possibility of further annexe / accommodation if required subject to pp consents. The property is located just off the village centre approached over a made up lane of some 60 yards with direct access to the frontage and the rear field style gate to the paddock. Drimpton village has an active community with local Inn, Village hall and shopping facilities nearby at Broadwindsor two miles distance with its primary school. Crewkerne is approximately 4 miles distance with its major shops and mainline railway station. Coastal facilities are available at Lyme Regis and West Bay some 11 miles. The area abounds with interesting view points and rural walks. Those persons seeking a spacious rural property and are able to satisfy the agricultural tie requirements are advised an early viewing.

The Accommodation Comprises:

Storm Porch with outside light over the UPVC glazed door opening to the

RECEPTION HALL: Radiator. Coved ceiling. Door to coats cupboard with hanging rail. Telephone point. Door to under stairs storage cupboard. Door to

LOUNGE: About 22'9" (6.9m) by 13'3" (4m) Feature Polished Purbeck stone hearth containing modern multi fuel stove with mantel shelf over. Coved ceiling. Two pendant light points. T.v. aerial point. Two radiators. Double aspect windows giving views to the frontage, adjacent property, views to the rear to pasture and woodland. Pair of UPVC casement doors facing southerly aspect and opening onto the lawns, views adjacent property and to pasture land.



DINING ROOM: About 11'7" (3.5m) by 11' (3.3m) coved ceiling. Pendant light point. Radiator. Double glazed window with views to the frontage and adjacent property.

KITCHEN/BREAKFAST ROOM: About 12'3" (3.7m) by 11'7" (3.5m) max. Well fitted with attractive units with roll edge laminated work surface. Inset one and a half bowl stainless steel sink mixer tap. Inset four ring halogen hob unit. Tiled surround to work surface. Plumbing for dishwasher. Unit with microwave shelving. Range of underwork surface drawers and cupboards. Range of high level cupboards. Decorative tiling to the rear. Cooker extractor hood. Stanley oil fired range and heating domestic hot water and central heating. Door to walk in larder unit with shelving. Double glazed window with extensive views to the rear, pasture and woodland. Door to



UTILITY ROOM: About 9' (2.8m) by 4'8" (1.4m) plus large area of door recess. Radiator. Work surface with tiled surround stainless steel sink unit and cupboards under. Plumbing for washing machine. Further work surface with shelf and drawers under. Electric fuse box. Pendant light point. Window with pleasant outlook. Door to

REAR LOBBY: Radiator. Pendant light point. Door to Double Garage. Upvc decorative glazed door to garden. Door to

CLOAK/SHOWER ROOM: With corner shower fitted electric independent shower unit. Low level close coupled WC. Wash hand basin. Electric shaver point. Fan assisted electric heater. Pendant light point. Radiator. Window. Extractor unit.

From the Reception Hall spindled staircase rises to the **FIRST FLOOR LANDING** Pendant light point. Door to Linen Cupboard with pre-lagged hot water cylinder fitted with immersion heater and slatted shelving. Access to the insulated part boarded loft area. Covered ceiling. Pendant light point.

BEDROOM 1: About 13'6" (4.1m) by 11'4" (3.5m) Coved ceiling. Pendant light point. Radiator. Double aspect double glazed windows giving pleasant views over the frontage, adjacent property and southerly over the gardens, adjacent properties and distant views. Door to

ENSUITE SHOWER ROOM: Double based shower tray with glazed front and full height tiling surround. Fitted with thermostatically controlled shower Three quarter decorative tiling remaining walls. Push button close coupled low level WC. Ladder style CP radiator. Inset wash hand basin with mixer tap and mirror to the rear. Electric shaver point. Extractor unit. Recessed ceiling spot lights. Bathroom cabinet. Double glazed window.



BEDROOM 2: About 11'6" (3.5m) by 11'3" (3.45m) plus triple sliding doors to wardrobe with hanging rail and shelving. Radiator. Coved ceiling. Pendant light point. Double aspect double glazed windows giving pleasant rural views.

BEDROOM 3: About 11' (3.3m) by 11' (3.3) coved ceiling. Pendant light point. Radiator. Double glazed window with views to adjacent properties. Double doors to storage cupboard with shelving.

BEDROOM 4: About 11'7" (3.5m) max by 11' (3.4m) being L shaped. Vanity basin with tiling to the rear. Radiator. Coved ceiling. Pendant light point. Double glazed window with pleasant rural views. Glazed window with pleasant rural views.



BATHROOM: Spacious and fitted with white panelled bath, tiled surround and shower corner with electric independent shower unit, shower side screen. Low level push button WC. Pedestal wash hand basin. Tiling to the rear. Ladder style radiator. Extractor unit. Three adjustable ceiling spot lights. Electric shaver point. Bathroom cabinet. Double glazed window with tiled sill.

OUTSIDE: The property is approached over a made up lane to the gravelled driveway providing parking for three/four vehicles leading to the

DOUBLE GARAGE: About 18'8" (5.7m) by 17'9" (5.4m) max. Cavity wall construction. Fitted with electric power and light. Double up and over door. Storage area over. Window. Door to rear lobby. Electric meter. Glazed door opening to

WORKSHOP/UTILITY ROOM: About 8' (2.4m) by 9'5" (2.9m) electric power and light. Window. The front garden comprises herbaceous borders with retained block walling. Lawned area with natural hedging. Herbaceous border, bulbs and mature shrubs continuing to the rear of the property. Timber store shed. Soft fruit cage. Alloy green house. Oil storage tank. Pedestrian gate to **PADDOCK.** From the service lane is a five bar timber gate and pedestrian gate allowing vehicle access to the property and the adjacent pasture paddock being L shape, backing to pasture land with perimeter stock proof fencing. Enjoying a most open southerly aspect.



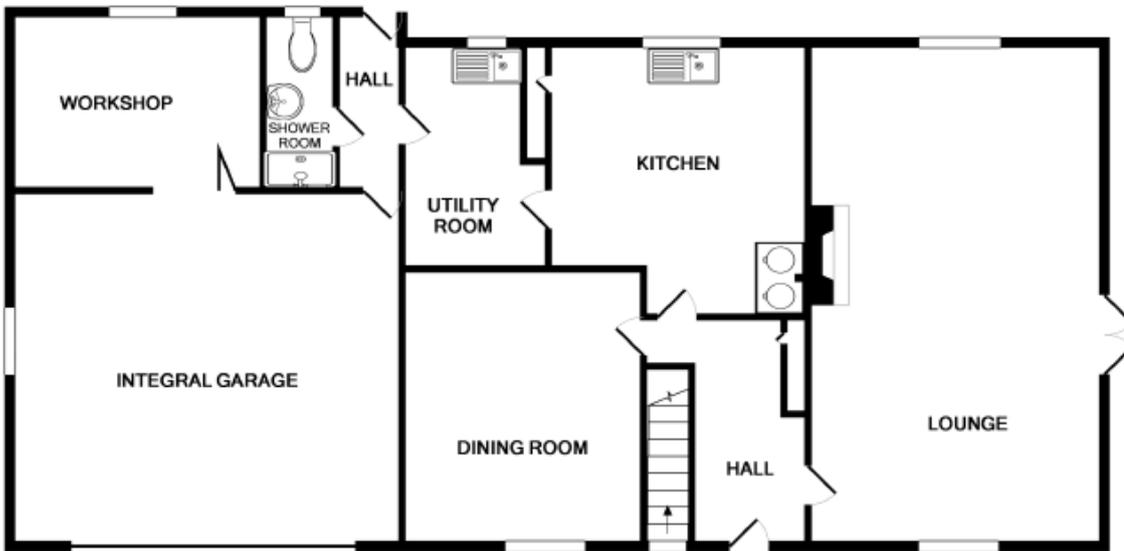
SERVICES: Mains water and electricity. Private drainage. Telephone connected subject to BT regulations.

OUTGOINGS: West Dorset District Council. Local Council Tax E

VIEWING: Strictly by appointment with Holloway Estate Agents only

N.B. Agricultural Tie requires purchaser to be or have been engaged in agriculture or a subsidiary industry. Your solicitor will advise

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.



GROUND FLOOR



1ST FLOOR

Energy Performance Certificate



Silverhay Farm, Netherhay, BEAMINSTER, DT8 3RH

Dwelling type: Detached house
 Date of assessment: 20 March 2014
 Date of certificate: 20 March 2014
 Reference number: 2708-9048-7207-2814-1950
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 147 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

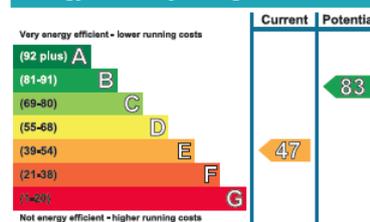
Estimated energy costs of dwelling for 3 years:	£ 6,084
Over 3 years you could save	£ 3,081

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 216 over 3 years	<p>You could save £ 3,081 over 3 years</p>
Heating	£ 4,578 over 3 years	£ 2,442 over 3 years	
Hot Water	£ 1,098 over 3 years	£ 345 over 3 years	
Totals	£ 6,084	£ 3,003	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).