

Hope Terrace
Martinstown
£280,000

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3 Hope Terrace
Martinstown, Dorset, DT2 9JN







This characterful two-bedroom property is situated in the popular village of Martinstown, within an area of outstanding natural beauty, and situated within a designated conservation area. The property further benefits from a spacious living room, a fitted kitchen with adjoining utility area, downstairs WC and a useful conservatory. Upstairs are three bedrooms and a family bathroom. Externally, there is a paved courtyard to the rear. EPC rating TBC.

Nestled in the heart of the Dorset National Landscape Martinstown, officially known as Winterborne St. Martin, is the quintessential English village. Characterized by its long, picturesque main street that follows the meandering River South Winterborne, it offers a perfect blend of historic charm and a thriving, friendly and active community. Village life centers around The Brewers Arms traditional public house, St. Martin's Church – a beautiful 12th-century flint-and-stone church that overlooks the village green, the village hall, local shop and Post Office, along with a popular nearby farm shop. History and nature is right on your doorstep with Maiden Castle offering breathtaking panoramic views and miles of walking paths. Hardy's Monument lies to the west with the landscape rising toward Blackdown, providing views that stretch across the Jurassic Coast. The surrounding "Hardy Country" is a paradise for hikers, cyclists, and equestrians, with an extensive network of bridleways and footpaths cutting through rolling chalk downs. The county town of Dorchester provides comprehensive shopping, leisure facilities and the vibrant Brewery Square development. Nearby Weymouth offers the dramatic Jurassic Coast (a UNESCO World Heritage site) and there are Regular mainline services to London Waterloo and Bristol run from Dorchester.








The property is entered through a porch area, providing useful space for shoes and coats. A further door leads into a small hallway with coat hanging space and stairs rising to the first floor.

To the left is the living room, which has a log burner and exposed ceiling beams, giving the room a pleasant characterful feel. There is also useful storage, including an understairs cupboard.

The kitchen is fitted with a four-ring gas hob, oven and extractor fan, sink and drainer, and wood-block worktops. There is also plumbing and an electric supply to insert a dishwasher. From the kitchen there is access to the utility area, which has space for a fridge freezer and washing machine. The utility also provides access to the downstairs WC, fitted with a toilet and wash basin.

The downstairs flooring is tiled throughout, apart from the living room. Off the kitchen is a small conservatory with sliding doors leading out to the paved courtyard.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom has space for a double bed, a fireplace which is currently not in use but remains connected to the chimney, and a built-in wardrobe. The second bedroom is a single room with two built-in wardrobe spaces, providing useful storage.

The family bathroom is part tiled and comprises a bath, toilet and wash basin. The accommodation is completed by a single room which can also be utilised as a study, providing a useful space for home working or as an additional versatile room.

Services:
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Broadband and Mobile Service:
At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.

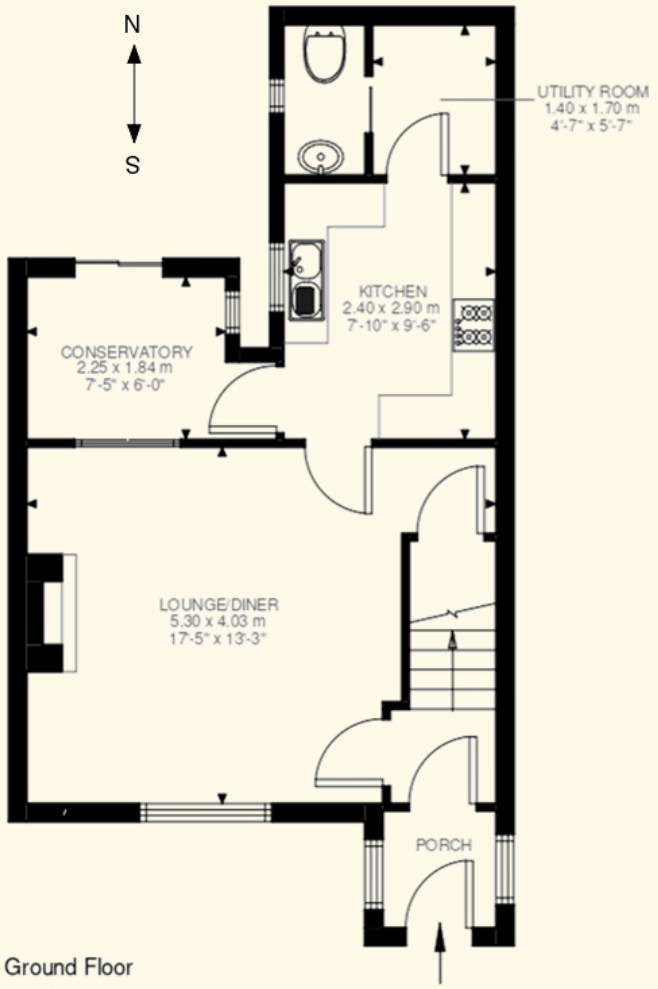
Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-flood-risk.service.gov.uk/risk#

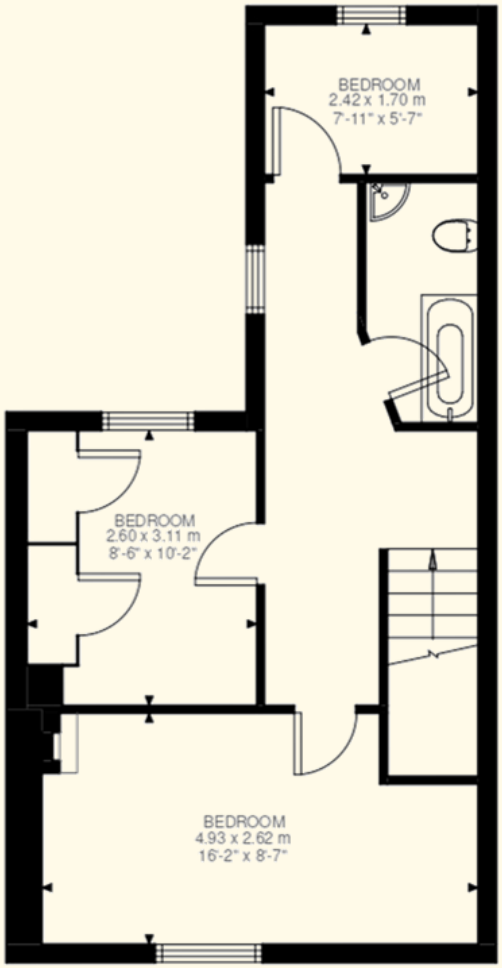
Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

Agents Notes:
Please note a ROW runs at the rear of the boundary.



Ground Floor
430 ft²



First Floor
437 ft²

Hope Terrace, DT2
Approximate Gross Internal Area
80.59 SQ.M / 867 SQ.FT

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.