



Washing Pool House







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Martinstown, Dorchester, Dorset, DT2 9LD

Washing Pool House is a substantial Grade II listed Elizabethan farmhouse, accompanied by two beautifully converted holiday lets and a range of versatile outbuildings. Set within approximately 0.75 acres, the property offers considerable flexibility, with opportunities for holiday letting, additional accommodation, home working and leisure use.

- Distinguished Elizabethan Former Farmhouse
- Two Self-Catering Holiday Lets Providing Income or Additional Accommodation
- Grade II Listed
- Superb Lifestyle and Business Opportunity
- Council Tax Band G
- Large Attractive Gardens & Grounds
- Sympathetically Refurbished & Superbly Presented Throughout
- Kitchen Garden with Raised Beds & Fruit Cages
- Further Conversion opportunities remain
- Freehold

Guide Price £1,100,000

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SITUATION

Washing Pool House is situated in the highly sought-after village of Martinstown, conveniently located just a few miles from both the historic county town of Dorchester and the coastal resort of Weymouth. The village enjoys a strong sense of community and offers a range of amenities including a village shop with post office, village hall, parish church, bus service and the popular Brewers Arms public house and restaurant, located just a short walk away.

The surrounding Dorset countryside provides an abundance of walking, riding and outdoor pursuits directly from the doorstep, whilst Dorchester offers extensive shopping, leisure and cultural facilities, including restaurants, cinemas, museums and a weekly market. There are direct rail links from Dorchester to London Waterloo and Bristol Temple Meads. Well-regarded schools can be found in nearby Winterbourne Abbas and Dorchester.

DESCRIPTION

Believed to be the oldest house in Martinstown, Washing Pool House is a distinguished Elizabethan former farmhouse dating from 1590. Set within approximately 0.75 acres of attractive landscaped gardens, the property has been sympathetically refurbished to a high standard whilst preserving a wealth of original period features.

Constructed of local stone beneath a slate roof, the house retains exposed stone walls, original flagstone flooring, Jura limestone, timber beams, rare sections of wattle panelling, two impressive inglenook fireplaces, a bread oven and a historic well. The property offers substantial and versatile accommodation together with established holiday letting income from beautifully converted barns.

ACCOMMODATION

The main house provides spacious and well-balanced accommodation arranged over two floors.

The ground floor comprises three generous reception rooms, a bright garden room, shower room, utility room and a well-appointed kitchen fitted with an extensive range of cupboards and integrated appliances. The kitchen is complemented by a walk-in pantry and enjoys direct access to the garden.

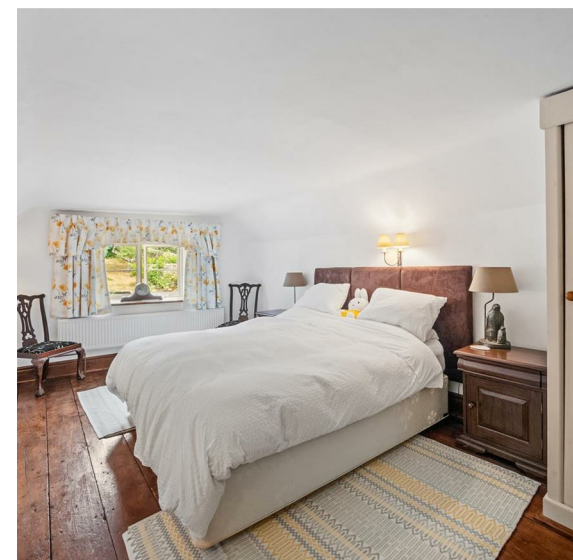
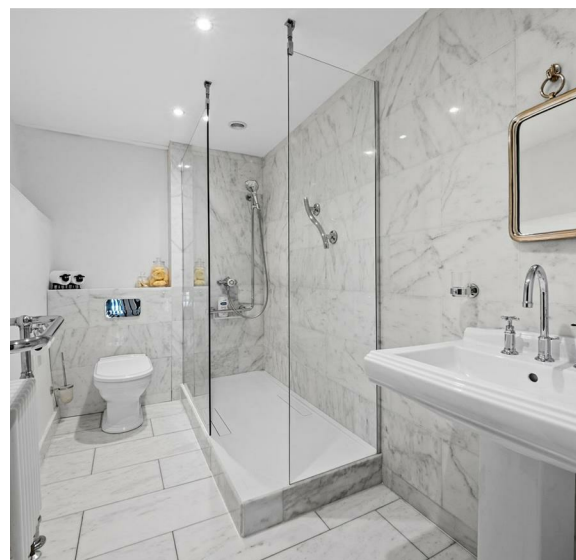
On the first floor are three double bedrooms, including the principal bedroom with en-suite facilities, together with a family bathroom. Both bathrooms are finished with elegant Carrara marble.

THE HAYLOFT

The Hayloft forms part of the converted barn and offers stylish self-contained accommodation. Finished in keeping with the character of the main house, it features exposed brickwork, flagstone floors, timber framing and quality fittings throughout.

The accommodation includes a living area, bedroom and luxury bathroom fitted with Villeroy & Boch sanitaryware, making it ideal for holiday letting, guest accommodation or multi-generational living.

EPC Band: C





THE COWSHED

The Cowshed is a second self-contained barn conversion providing additional accommodation of a similarly high standard. Character features include exposed brickwork, timber framing, traditional wooden staircase and flagstone floors.

Comprising a living space, bedroom and luxury bathroom, The Cowshed currently forms part of the property's successful holiday letting business and contributes a valuable income stream.

EPC Band: C

OUTSIDE

The property occupies a plot of approximately 0.75 acres and is approached via a lane from the main village road. To the rear is a beautifully landscaped garden enjoying a south-westerly aspect and open views. Enclosed by traditional stone walls and mature hedging, the gardens provide a peaceful and private setting.

The grounds are predominantly laid to lawn and are complemented by mature shrubs and trees, a secluded dining courtyard, small paddock, large greenhouse, fruit cages, orchard and raised vegetable beds. A log store is also located within the grounds.

To the front of the property is a charming walled garden with a stone pathway leading to the entrance. Ample parking is available for approximately six vehicles.

In addition to The Hayloft and The Cowshed, there is a further converted barn offering excellent flexibility as additional holiday accommodation, home office, gym or studio space, subject to any necessary consents. Other outbuildings include a large laundry room, workshop and substantial games room.

SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating. Owned PV panels and Battery. Predicted broadband services and mobile coverage can be found on the Ofcom website. Local Authority: Dorset Council. Winterbourne St Martin Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

AGENTS NOTE

Please be advised the property is Grade II listed (List Entry Number: 1303885) and is subject to two tree preservation orders.

VIEWINGS

Strictly via Stags Estate Agents only.

DIRECTIONS

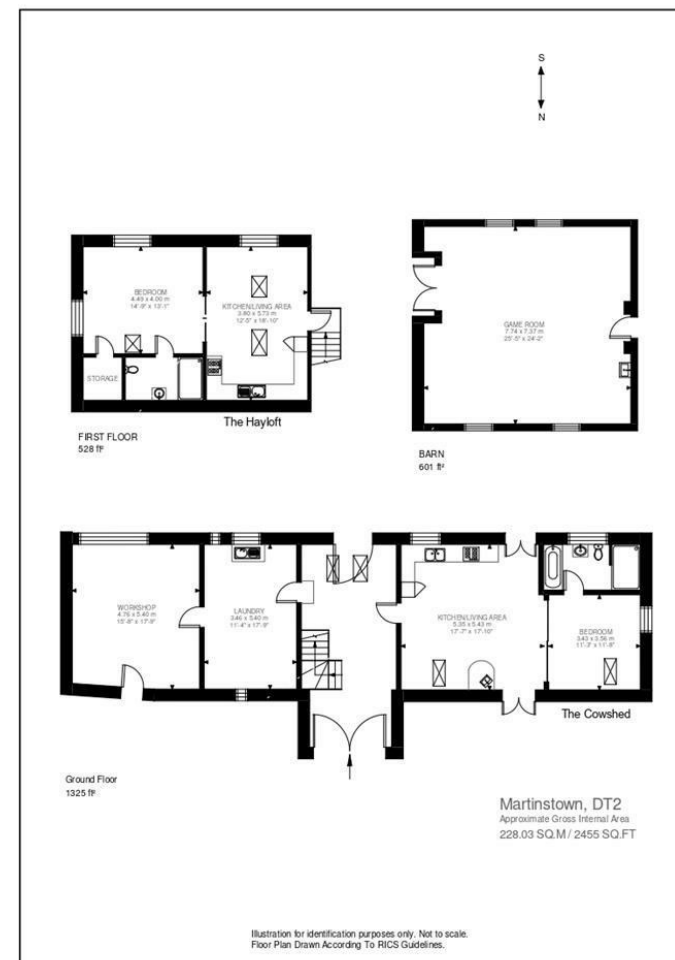
What3Words: [///universal.guardian.translated](https://www.what3words.com/#!/universal.guardian.translated)

Google Drop Pin: <https://maps.app.goo.gl/X3YyAGStLAJ5eRQu6>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

