

Symonds
& Sampson



Sticklands Farmhouse

East Morden, Wareham, Dorset

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East Morden
Wareham
Dorset BH20 7DL

Sticklands Farmhouse is a Grade II listed character property set in well-tended gardens elevated from the country lane to overlook the surrounding countryside.



- Unfurnished
- Long Term Let
- Available immediately
- Situated in the popular village of East Morden
- Converted outbuilding providing additional accomodation
- Off road parking and spacious garage

£3,500 Per Month

Blandford Lettings
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THE PROPERTY

Sticklands Farmhouse is a Grade II listed character property set in well-tended gardens elevated from the country lane to overlook the surrounding countryside.

Available immediately with preference for a long term tenancy.

The farmhouse offers light and spacious accommodation with attractive character features including beamed ceilings, original shutters, flagstones, and fireplaces fitted with wood burners to the two reception rooms. The kitchen and bathrooms are also fitted with high quality fixtures and fittings. An outbuilding has been thoughtfully converted into further accommodation as a guest suite or home office with Crittal doors to the front.

The landscaped gardens and patios extend to all sides and the rear garden provides delightful elevated views over the property. The original barn was rebuilt and refurbished as a spacious garage in 2014, and is situated at the entrance to the house and gardens.

Rent - £3,500 per month / £807 per week
Holding Deposit - £807
Security Deposit - £4038
EPC Band - E
Council Tax Band - G



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage, electric, Calor gas for the hob and oil for heating. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick and mortar build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

The property is well situated on the edge of this quiet and sought after Purbeck village of East Morden, which is in a conservation area. East Morden is one of the six hamlets that forms the Parish of Morden where there is a pub (the Cock and Bottle), a village hall, village green and war memorial. There are many walks and cycle routes from the house and is close to Wareham Forest and the Purbeck coast.

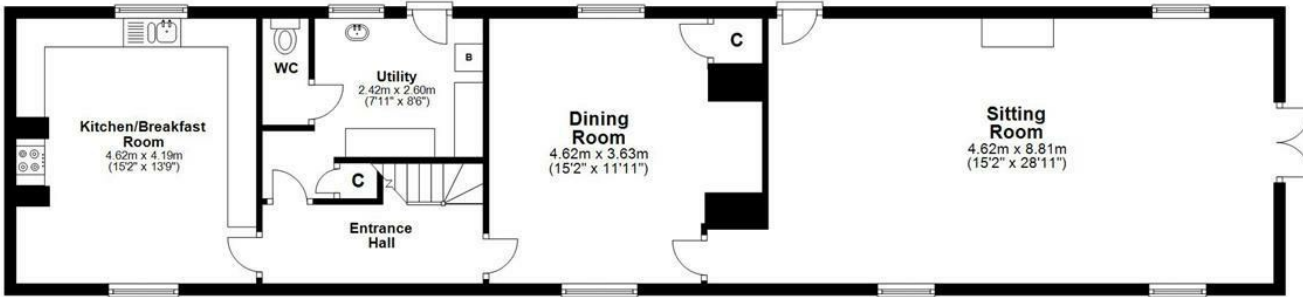
DIRECTIONS

From the A31 take the B3075 signposted to Wareham and Morden. Continue along this road for approximately two miles and turn left towards East Morden at the Cock and Bottle pub. The farmhouse is the first set of double bar gates on the right hand side. From the A35, take the north turning on B3075 at Morden Park Corner. Just before the Cock and Bottle pub take the lane on the right hand side signed East Morden only. The farmhouse is the first set of gates on the right hand side.



Energy Efficiency Rating	
Energy Efficiency Class	Current
Your energy efficient class rating code	
A	76
B	
C	
D	
E	
F	39
G	
For more information on energy ratings	
England & Wales	
EU Directive 2002/91/EC	

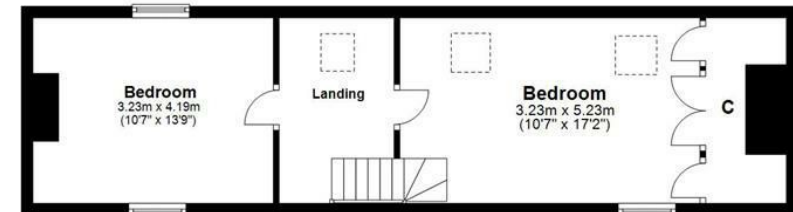
Ground Floor
Approx. 136.7 sq. metres (1471.6 sq. feet)



First Floor
Approx. 100.8 sq. metres (1085.1 sq. feet)



Second Floor
Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 279.9 sq. metres (3013.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.
Plan produced using PlanUp.

Blandford/LM/June26



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