



*For Sale*

*In*

*Dinton*



## **Dinton Lodge**

An Iconic Grade II Listed Five Bedroom House Situated In The Village Of Dinton. Dinton Lodge is situated in the popular village of Dinton in the heart of the Nadder Valley opposite St Mary's church.

### DESCRIPTION

Dinton Lodge is a substantial grade II listed village house built in 1896 constructed of Chilmark stone under a Welsh slate roof. The house offers beautifully proportioned rooms arranged over two floors. The property retains many features including stone mullion windows and projecting bays to two sides as well as a balcony.

Upon entering the property you reach a grand reception hall with a wood burning stove and original tessellated tile floor and a sweeping staircase to the first floor. The drawing room is generously proportioned and benefits from a lovely rounded bay window which allows plenty of natural light and further stone mullion windows to the front, a door to the side gives access to a small veranda. The triple aspect dining room has views over both the garden and the church opposite with a door leading out to the rear. From the reception hall you reach the inner hallway with a further staircase leading to the first floor as well as access into the sitting room which has a fireplace and doorway to the veranda. The kitchen/breakfast room is fitted with solid wood units with a double "Belfast" sink and twin oven Aga. There is rear access to the garden which is provided via the boot room. The inner hallway also provides access to a downstairs cloakroom, utility room and to a staircase leading to the cellar. The cellar is separated into four chambers; the first is enclosed by a door with a sink and a work surface which would make an ideal area as a hobby room. There is a boiler room as well as a coal store with coal chute. A particular feature of the cellar is the pump room which still has the mechanisms for the pump and existing well.

On the first floor is a spacious landing which could be used as an office/library, with a window overlooking the church providing plenty of natural light. The principal bedrooms are of generous proportions with fitted wardrobes and are twin aspect which again benefit from the views over the church. There are three further

bedrooms as well as two good sized family bathrooms. Bedroom five has the potential, subject to the necessary consents, to be converted into an en-suite bathroom serving the main bedroom. It also has the added feature of a Juliet balcony with views over the village.

The property is accessed via attractive wrought iron gates onto a driveway with parking for several cars. There is a coach house with two garages, workshop and further storage area on the first floor. This could, subject to planning, make an ideal office/annexe. The gardens are mainly to the rear of the property and are laid to lawn with several beds and borders of mature shrubs and plants. There is also a potting shed and attractive brick and timber greenhouse.

Arundell James, Tisbury

Price Guide £985,000



**Dinton Lodge**

Previous Sales – Land Registry

£853,000 – 15 September, 2010