



Delhi House Delhi Lane

Portland, DT5 1JB



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- Substantial Character Cottage
- Detached
- Kitchen/Breakfast Room
- Moments From Easton Square
- Southerly Rear Garden
- Arranged Over Four Floors
- Bathroom With Bath & Shower Cubicle
- Grade II Listed
- Lounge/Diner
- Cul-De-Sac Location





3D VIRTUAL TOUR AVAILABLE

A charming, Grade II Listed, DETACHED, Portland Stone cottage set in the heart of EASTON, arranged over FOUR FLOORS with THREE DOUBLE BEDROOMS, a LARGE KITCHEN/BREAKFAST ROOM & GENEROUS LOUNGE/DINER. This substantial residence would lend itself to a family home or holiday retreat for those wishing to enjoy peace and tranquility in the SOUTHERLY GARDEN, whilst being two minutes walk to all the amenities Easton has to offer.



Two steps bounded with iron railings and a stone wall enclose the front garden and provide access to the front door, whilst a gentle slope provides side access to the rear garden. Entering through the front door you are immediately on the first floor with a staircase down to the kitchen/breakfast room on the lower level and stairs up to the



bedrooms and bathroom on the upper floors.

The lounge/diner is a beautiful room with an exposed feature stone wall to the left, creating a cosy cottage feel to the living area. The opposite end of the room is currently arranged as the dining area, offering ample space for a family dining table and range of furniture.

Descending to the lower level is the kitchen/breakfast room and access onto the rear garden. The kitchen, with exposed wooden beamed ceilings, comprises a range of white kitchen units with bamboo effect work surfaces over, giving the room a farmyard kitchen feel. There is space for a range style cooker, washing machine, tumble dryer, dishwasher and all your utility needs. A sink unit is positioned in the central area where you can glimpse to your left and enjoy views over the garden. There is also plenty of space for a breakfast table and ample storage.

Proceeding to the second floor is a bright and airy landing and access into the family bathroom and first bedroom. The bathroom comprises a Jacuzzi bath with central mixer tap and handheld shower attachment, a close coupled WC and wall mounted wash hand basin, as well as a separate double shower cubicle.

The room also boasts an exposed feature stone wall with a recess providing a perfect storage space. The first bedroom is a generous double room with dual aspect windows.

Ascending to the top floor are the final two bedrooms. The main bedroom is a lovely sized double room, again with dual aspect windows and space aplenty for a large bed and range of furniture. The third bedroom is a small double/good sized single room with a front aspect window overlooking the lane.



To the rear of the property, access from the lower level (kitchen/breakfast room), is an enclosed southerly facing garden. This area provides an area of peace and tranquility, whilst enjoying the afternoon sun.



Lounge/Diner
24' 6" x 13' 0" (7.32m 1.83m' x 3.96m 0.00m')

Kitchen/Breakfast Room
23' 0" x 12' 10" (7.01m 0.00m' x 3.66m 3.05m')

Bathroom
12' 0" x 7' 8" (3.66m 0.00m' x 2.13m 2.44m')

Bedroom One
13' 0" x 10' 11" (3.96m 0.00m' x 3.05m 3.35m')

Bedroom Two
13' 0" x 11' 9" (3.96m 0.00m' x 3.35m 2.74m')

Bedroom Three
11' 6" x 7' 9" (3.35m 1.83m' x 2.13m 2.74m')

Rented Garage

Our vendor has advised us that they have an arrangement to privately rent a garage in Delhi Lane for £50pcm and they are able to park in front of this garage. They have also advised the owner of the rented garage is willing to continue this agreement with a new purchaser.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Additional information



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

EXEMPT

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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