



## ORCHARD COTTAGE ORCHARD COTTAGE

Stoke Abbott, DT8 3JR

Price Guide £345,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming cottage located in the centre of this ever popular West Dorset village. Orchard Cottage has attractive accommodation which comprises kitchen, sitting room and family bathroom on the ground floor and 2 bedrooms on the first floor. There is also a pretty garden with rural views.

## Situation

Beaminster 2 miles approx.

Bridport 7 miles approx.

## The local area

Stoke Abbott is a pretty village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of "outstanding natural beauty". The village comprises mainly character cottages and larger houses. Amenities include a church, village hall and public house. The nearest town of Beaminster has an excellent range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities.

## Local Authority

Council Tax Band: C

Tenure: Freehold

EPC Rating: F



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 79        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 22                      |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

# PROPERTY DESCRIPTION

## **Kitchen/Breakfast room**

Tiled floor, Good range of cupboards and drawers, fitted oven, hob and extractor. Electric radiator, double bowl stainless steel sink unit and splashbacks. Lobby with door to garden.

## **Sitting Room**

Fireplace with wood burner .Electric radiator and dual aspect.

## **Bathroom**

Suite comprising panelled bath, shower cubicle, door to low level w/c and hand basin.

## **First Floor**

### **Bedroom 1**

Dual aspect, electric radiator and airing cupboard.

### **Bedroom 2**

Dual aspect and electric radiator.

## **Outside**

Shared pedestrian access to gardens and cottage.

## **Gardens**

A delightful cottage garden with lawn, shrub borders, young trees, garden shed and rural views.

## **Material Information\_**

Additional information not previously mentioned

- Mains electric, water and drainage.
- Electric room heating, wood burner.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

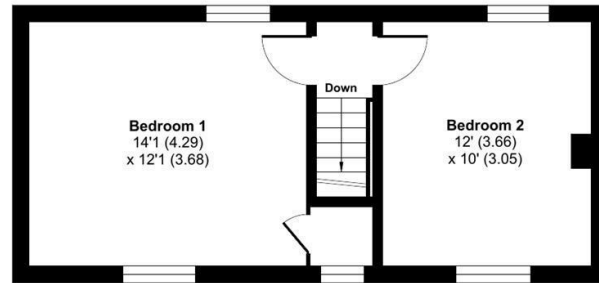
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

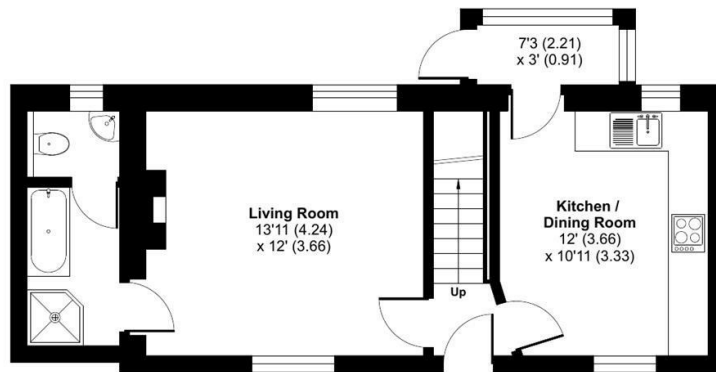
## Stoke Abbott, Beaminster, DT8

Approximate Area = 801 sq ft / 74.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1116162



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

