



MIDDLECROFT COTTAGE

Corscombe, DT2 0NX

Price Guide £425,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

This delightful cottage has stone elevations under a slate roof and is situated in a peaceful village setting, this property is ideal for those looking to escape the hustle and bustle of town life. As you step inside, you are greeted by an inviting atmosphere. The kitchen/breakfast room is perfect for whipping up delicious meals, while the living room provides a relaxing space to unwind after a long day. Upstairs, you will find two bedrooms that offer a peaceful retreat at the end of the day. Located in Corscombe, you'll have easy access to the stunning surrounding countryside, perfect for leisurely walks and outdoor activities. The village itself offers a strong sense of community and a charming pub.

Situation

The local area*
4.5 x miles - Beaminster
7.6 x miles - Yeovil Train Station
12 x miles - Jurassic Coast at West Bay

*All distances approximate and sourced from Google Maps.

The local area

Corscombe is a pretty village situated between Dorchester & Yeovil with an attractive village pub, active village hall, Church and children's play park. There are plentiful walks nearby but one of note is The Old Harrow Way (Common Lane); a Neolithic trackway dated by archaeological finds. The nearby market town of Beaminster is located a mere 4 miles south; offering a variety of shops, independent boutiques, restaurants and professional services.

Local Authority

West Dorset Council Tax Band: C
Tenure: Freehold
EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance hall

Sitting room

Open fireplace, understairs cupboard and radiator.

Dining room

Often used as an occasional bedroom, radiator.

Kitchen/breakfast room

Range of cupboards ,fitted hob and extractor fan, plumbing for washing machine, fitted oven, tiled splashbacks, roof lights and radiator. Door to gardens.

First Floor

Landing

Bedroom One

Exposed floorboards, cupboard ,radiator and village views.

Bedroom

Radiator

Bathroom

Roll top claw foot bath,low level w/c and hand basin.

Outside

Parking space

Gardens

Front gardens. Hedged for privacy oil tank, garden shed. Flower/shrub beds and borders.

The rear gardens are fenced, have a small terrace and steps leading to an area for cultivation.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating to most rooms.
- Mains drainage
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

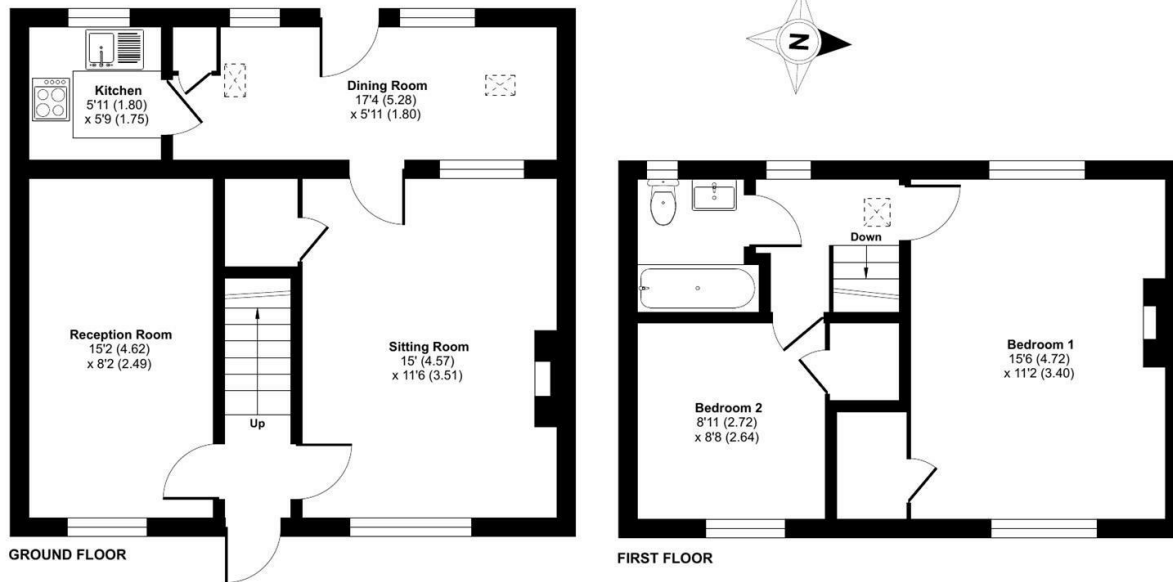
Flood Information:

flood-map-for-planning.service.gov.uk/location

Hill View, Corscombe, Dorchester, DT2

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



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: 1151317



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

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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)

