



FINDON COTTAGE

Littlewindsor, DT8 3QU

Price Guide £550,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This 'beautifully modernised' 18th century Grade II listed cottage resides in the small rural hamlet of Littlewindsor. In excellent order throughout the property offers spacious accommodation across two floors including a characterful sitting room, a bespoke kitchen breakfast room, sensationally crafted by Dorset Kitchens, which includes an AGA, perfect for cosy country living. On the first floor there are three bedrooms, each enjoying a wealth of character features and wonderful country views. Outside there is a large garden, enjoying a patio seating area and a garden studio, perfect for work or entertaining. The property has parking for four vehicles. The cottage has oil-fired central heating and extensive secondary glazing.

Littlewindsor is a small hamlet, only a stones throw from the villages of Mosterton, Drimpton and Broadwindsor; local amenities include public house, village hall, church, primary school, community shop, craft centre, tea room/restaurant and pub. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. Littlewindsor is surrounded by lovely countryside walks, many of which lead to the local surrounding villages, giving you a perfect opportunity to stop at any of the above mentioned amenities, mid walk across the countryside.

Situation

The local area*

4.2 x miles – Beaminster

4.1 x miles – Crewkerne (with Waitrose & Train to Waterloo)

8.3 x miles – Bridport

*All distances are approximate and sourced from Google Maps.

The local area

Littlewindsor is a small hamlet, only a stones throw from the villages of Mosterton, Drimpton and Broadwindsor; local amenities include public house, village hall, church, primary school, community shop, craft centre, tea room/restaurant and pub. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. Littlewindsor is surrounded by lovely countryside walks, many of which lead to the local surrounding villages, giving you a perfect opportunity to stop at any of the above mentioned amenities, mid walk across the countryside.

Local Authority

West Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating:



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	

PROPERTY DESCRIPTION

Entrance Hall

Entrance door, with storm porch above, opens onto the hall with staircase, finished with a wrought iron balustrading, rises to the first floor. Solid wood latch doors lead off to the kitchen and further internal hall.

Kitchen Breakfast Room

A light dual aspect with windows to front and rear, a fitted bespoke kitchen units by Dorset Kitchen of Beaminster, soft grey blue cupboards with granite over, four door AGA, integrated dishwasher, integrated fridge freezer, double Belfast sink, exposed brickwork, floor and wall tiling. The kitchen/breakfast room leads on to the sitting room.

Sitting Room

A light dual aspect room with windows to the front and semi-glazed door leading on to the garden terrace. This room has a wealth of character features with stunning inglenook fireplace and beams extending across the ceiling. Solid oak flooring.

Inner Hall

Returning to the hall, the inner hallway has stable doors leading off to the utility room and also to the garden room.

Utility / Boot Room

Belfast sink, plumbing for washing machine, window to the rear, storage with solid wood counter top.

Garden Room

A second reception room enjoying a light dual aspect with two sets of french doors opening to the rear and side out on to the extensive patio terrace, perfect for alfresco dining. Solid oak floors and a continued theme of character features.

Landing

Stairs rise to the landing, there are two spacious built in storage units including an airing cupboard and immersion heater. Two windows to the front. Doors lead off the landing to the first floor rooms.

Bedroom One

A double bedroom with characterful exposed beams, window to the rear overlooking countryside views, and built in wardrobe and storage cupboard. Large hatch to the loft which is boarded and insulated.

Bedroom Two

Another double bedroom also incorporating exposed beams, window to the rear overlooking countryside views, built in wardrobe.

Bedroom Three

A third double bedroom with wonderful high ceilings and exposed beams, two fitted wardrobes, window to the rear.

Family Shower Room

A large enclosed shower unit with large rainfall shower head, WC and designer sink on freestanding cupboard, window to the rear.

Outside

At the rear of the property there is an extensive south-east facing garden. On exiting the rear of the house you are greeted by a generous paved patio area, perfect for alfresco dining and entertaining. Leading on from the patio, an area is laid to artificial grass, perfect for easy maintenance. The second part of the garden is laid to lawn and enclosed by fencing, this part of the garden enjoys a variety of mature trees including an apple tree and shrubs. The garden has stunning extensive views across the countryside. At the rear of the garden is a garden studio, with light and power connected, it is the perfect space for at home working, art studio or hobby room. From the garden shed a path takes you down the side of the property with three sheds perfect for storage purposes.

At the side of the property there is access to the front via secure gates, this area provides off road parking for a small car, it is also a perfect area for storing bins.

There is also parking for three vehicles at the front of the property.

Material Information_

PROPERTY DESCRIPTION

Additional information not previously mentioned

- Mains electric
- Private water supply on own land
- Oil-fired central heating
- Private drainage
- The flood risk for both surface water and rivers is very low risk.
- Your are likely to have good coverage with EE/Vodafone/02/3 outdoors. EE/Vodafone - good coverage for voice and data indoors. 02 - good coverage for voice not data indoors. Our vendor uses 02 with boosters indoors for better coverage. 3 -no signal indoors.

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







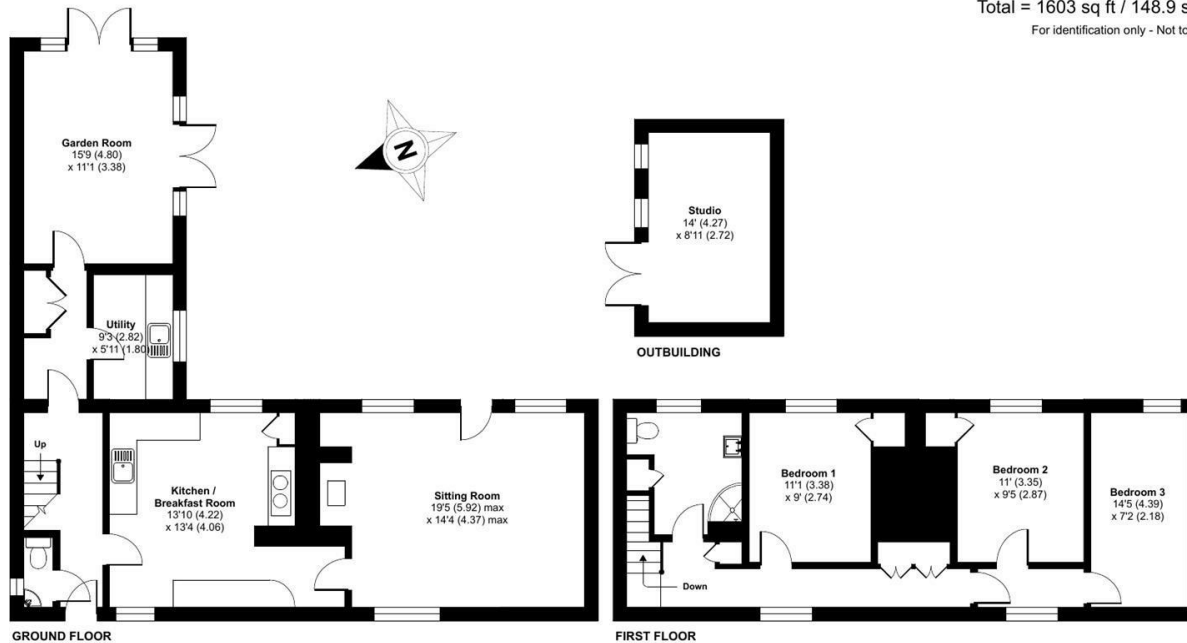
Littlewindsor, Beaminster, DT8

Approximate Area = 1477 sq ft / 137.2 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1603 sq ft / 148.9 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). © rncocom 2024. Produced for Mayfair Town & Country. REF: 1161586



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

01308 862606

beaminster@mayfairproperties.net

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)

