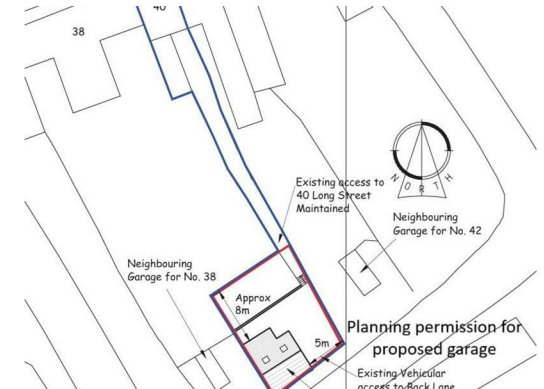


Rolfe East



Long Street, Dorchester, DT2 7JG

Guide Price £325,000

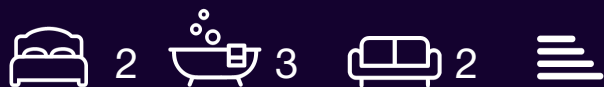
- VERY ATTRACTIVE DOUBLE-FRONTED GRADE II LISTED COTTAGE FULL OF CHARACTER.
- TWO GENEROUS DOUBLE BEDROOMS - BOTH WITH EN-SUITE BATHROOMS.
- POTENTIAL BUILDING PLOT FOR SEPARATE DWELLING, SUBJECT TO PLANNING CONSENT.
- SITUATED IN THE HEART OF ONE OF THE PRETTIEST VILLAGES IN DORSET.
- ELECTRIC NIGHT STORAGE HEATING, CAST IRON LOG BURNING STOVE.
- BESPOKE TIMBER PERIOD-STYLE DOUBLE GLAZING.
- HUGE 160' GARDEN AND PARKING AREA AT REAR - PARKING FOR SEVERAL CARS.
- EXPOSED BEAMS, INGLENOOK FIREPLACE, WINDOW SEATS, INTERNAL STONE ELEVATIONS.
- PLANNING PERMISSION PASSED FOR DOUBLE GARAGE.
- VILLAGE CENTRE AND EXCELLENT PUBS A SHORT WALK FROM THE FRONT DOOR.

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Lavender Cottage, 40 Long Street, Dorchester DT2 7JG

'Lavender Cottage' is a very pretty, period, Grade II listed, double-fronted, terraced cottage situated in a top address in the heart of this historic and breath-takingly beautiful Dorset village. The cottage occupies a generous plot and large garden extending to 0.13 acres approximately - garden length is 160'. There is lovely views of nearby hills and the pretty parish church from the garden. The bottom of the garden backs on to Back Lane and has double timber gates giving vehicular access to this portion of land. This provides the property with superb scope to add a driveway and double garage, a detached annex or, indeed a separate dwelling, subject to the necessary planning permission. There is lapsed planning permission for a double garage with a room above for the property. See link: <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=66841>. Planning application number: WD/D/14/000656. The property has countryside and village centre walks – including the pubs and primary school - from nearby the front door – ideal as you do not need to put the children or the dogs in the car! There is free, unrestricted parking on the quiet lane in front of the cottage. The property is heated by electric night storage heaters and a lovely cast iron log burning stove. It also benefits from bespoke, period-style double glazing. Character features include a feature fireplace, window seats, exposed beams and internal stone elevations but have an eclectic blend of period character with contemporary open-plan living space. The well laid out accommodation is flexible and enjoys excellent levels of natural light from a sunny southerly aspect at the rear. It comprises large sitting room, open-plan kitchen / dining room, rear lobby / boot room and ground floor WC / cloakroom. On the first floor, there is a landing area and two generous double bedrooms, both with en-suite bathrooms.



Council Tax Band: D



Cerne Abbas is a charming historic village, renowned not only for its delightful high street and listed properties, but also for the Cerne Giant, a 180 ft high ancient chalk figure carved out into the steep sloping hillside above the village, shrouded in a wealth of myth and legend, but now owned by the National Trust. The conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey. The historic town centre of Sherborne is a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to two mainline railway stations making London Waterloo directly in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the popular Dorset town of Dorchester.

Glazed and panelled front door leads to

SITTING ROOM: 17'9 maximum x 14'1 maximum. A beautifully presented main room enjoying a wealth of character features, two multi pane windows to the front with window seats, moulded skirting boards and architraves, Inglenook fireplace with paved hearth, cast iron log burning stove, staircase rises to the first floor with door to understairs cupboard space, telephone point, shelved alcove, exposed beams and exposed natural stone elevations. Panel door leads to

KITCHEN / DINING ROOM: 16'3 maximum x 9'11 maximum. A range of fitted solid panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, space for electric

oven, space for under counter fridge and freezer, a range of matching wall mounted cupboards, two double glazed period style windows to the rear, one with window seat, inset ceiling lighting, night storage heater, exposed beams, door leads to shelved storage cupboard. Entrance to

REAR HALL: 13'8 maximum x 4'3 maximum. Electric night storage heater, double glazed multi pane door to the rear patio, further door to shelved storage cupboard space. Panel door from the rear hall leads to

CLOAKROOM / WC: 5'6 maximum x 3'3 maximum. Fitted low level WC, wash basin, double glazed window to the rear, fitted cupboard.

Staircase rises from the sitting room to the first floor landing, period style pine balustrades, leaded light window to the rear. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'2 maximum x 9'7 maximum. A generous double bedroom, two multi pane period style windows to the front, moulded skirting boards and architraves, wall mounted electric heater, panel doors lead to fitted wardrobe cupboard space and linen cupboard, wall mounted bookshelves. Panel door leads from the bedroom one to

EN-SUITE SHOWER ROOM: 6'5 maximum x 7'6 maximum. A period-style white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, extractor fan, illuminated wall mounted bathroom cabinet, heated towel rail, ceiling hatch to loft space.

BEDROOM TWO: 9'9 maximum x 10'2 maximum. A second generous double bedroom, double glazed window to the rear overlooks the rear garden, wall mounted electric heater, moulded skirting boards and architraves, door leads to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE BATHROOM: 7'1 maximum x 5'6 maximum. Fitted low level WC,

pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, shaver light and point, chrome heated towel rail, extractor fan.

OUTSIDE:

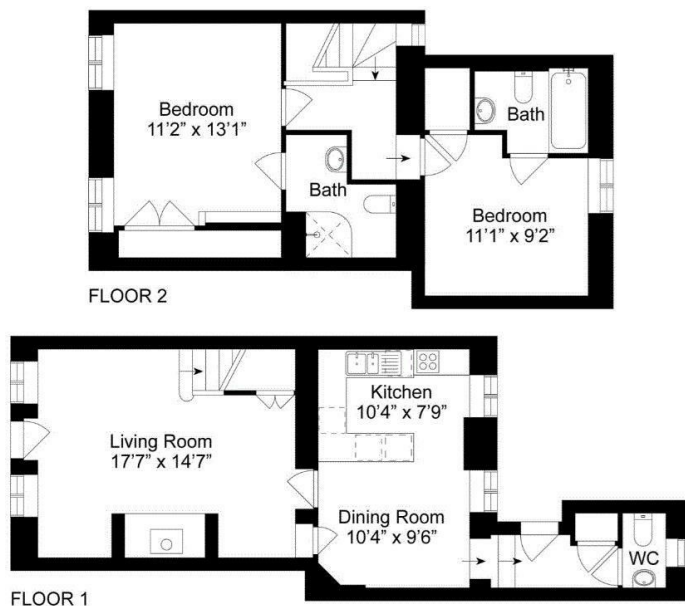
The property stands in a generous plot and gardens extending to 0.13 acres. The front of the property fronts onto Long Street and is not far from the pretty centre of the village. The main garden is situated at the rear of the property. It is approximately 160' in length and boasts a sunny south facing aspect. There is a paved patio seating area at the rear of the property with outside lighting, outside tap, log store, area to store recycling containers and wheelie bins, a variety of flowerbeds and borders. Stone steps rise to a further portion of garden enclosed by mature hedges, timber panel fencing.

At the rear of the garden a timber five bar gate gives vehicular access from Back Lane to a large parking area and private driveway providing off road parking for several cars or more.

This area has planning permission passed for a detached double garage with room above. The agent believes that this could be a potential building plot for a separate residential dwelling, subject to the necessary planning permission.

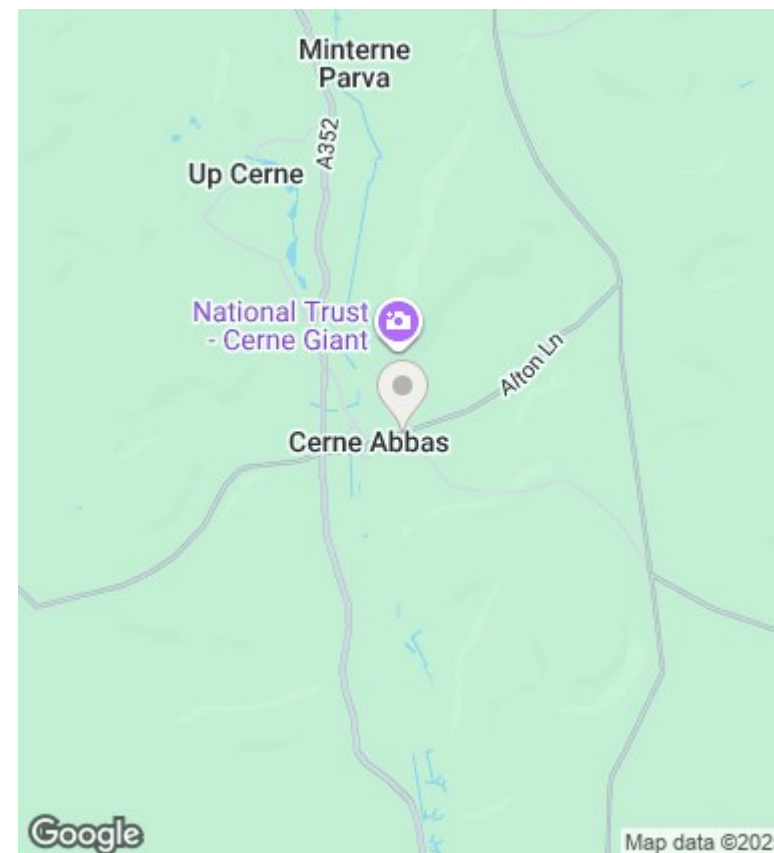






TOTAL: 1004 sq. ft
FLOOR 1: 510 sq. ft, FLOOR 2: 494 sq. ft

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

D