



Cuckoo Nod Cottage

Coombe Keynes

Wareham

BH20 5PP

Charming 3 double bedroom characterful cottage with sunny Garden, Parking & Garage in the heart of the pretty village green of Coombe Keynes, a short distance from Lulworth and the Jurassic Coast. Fantastic 'Turn-Key' / Holiday Home Investment

Guide Price of £725,000

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This characterful Grade II Listed cottage is set within the pretty hamlet of Coombe Keynes—within easy walking distance to Lulworth Castle, a short drive to the Cove and Durdle Door or the nearby village of Wool with mainline station to London Waterloo.

CUCKOO NOD is an end of Terrace, part thatch and part tiled roof, 3 double characterful cottage that has recently undergone extensive refurbishment and modernisation to the highest standard throughout. This cottage is truly idyllic, sitting prettily in the heart of the village green, offering a spacious and sunny garden plus Garage and Parking.

A LUXURIOUS PRIMARY HOME,
IDEAL LOCK UP & LEAVE OR
RENTAL INVESTMENT
OPPORTUNITY

COULD BE SOLD AS A ‘TURN KEY’
WITH FURNISHINGS—BY SEPARATE
NEGOTIATION



The rural hamlet of Coombe Keynes is an idyllic community of circa 80 residents in the Purbeck countryside with pretty village Church, only 2 miles from Wool being readily accessible by car, train or bus for other local attractions of Lulworth Castle, the Cove and Durdle Door on the doorstep with activities such local horse riding facilities at Lulworth Equestrian and fantastic walking along the Jurassic Coast—this is a truly special part of Dorset.



Gross Internal Area (Approx.)

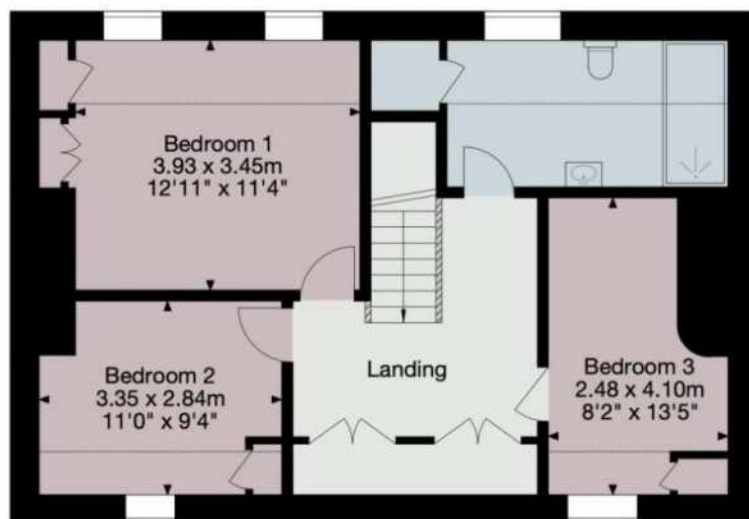
Main House = 143 sq m / 1,539 sq ft

Garage = 13 sq m / 133 sq ft

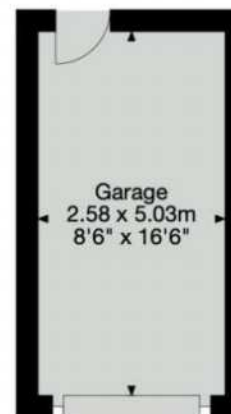
Total Area = 156 sq m / 1,672 sq ft

Additional Information:

- Grade II Listed
- Council Tax Band: F
- Mains water, electricity, oil
- fired central heating and private drainage



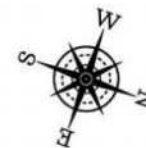
First Floor



Garage



Ground Floor



ENTRANCE— Opposite the village green and along the quiet lane leading to the Church, is the pretty thatched Porch entrance to the property, with roses framing the windows and mature hedging to the front.

A vestibule upon entry provides a useful space upon for coats and boots.

DINING ROOM— the beautifully refurbished Dining Room with oak flooring is bright and characterful with original Inglenook and cottage-style windows overlooking the garden beyond, offering ample space for furniture and entertaining adjoining both the Kitchen and Living Room.



LIVING ROOM—The characterful Living Room is cosy with impressive Inglenook fireplace with log burning stove and bread oven, bright wooden beams, oak flooring, and light-filled with dual aspect cottage-style windows to the front and to the garden plus offering double doors to the Terrace beyond. There is good headroom for a cottage and plenty of space for furniture.

KITCHEN—The beautifully refurbished and bespoke Kitchen has been fitted with a range of wrap around units to include an oil fired Aga, a ceramic hob, plus double oven and a dishwasher. The Kitchen also benefits from double windows for ample natural light and with the traditional cottage windows.

BATHROOM— A vestibule with storage area leads to the ground floor bathroom with Bath, WC and Sink

UTILITY— Accessed from the Kitchen is a useful Utility Room with space for a washing machine & dryer with rear door to the Garden beyond.



The landing is of a good size providing access to all first floor rooms and offers a bank of built in storage units

THE MASTER BEDROOM is light and bright double room with wooden floors, fitted wardrobes, space for additional bedroom furniture and double windows overlooking the garden and rural views beyond

BED 2 is also a double with fitted wardrobes and pretty views over the village green to the front of the property.

BED 3 is a single room, also with space for furniture and built in storage to the front of the property.

BATHROOM— tastefully redecorated as a part-tiled modern shower room with rain shower overhead, basin and WC and window with views over the garden.



OUTSIDE

The South facing, sunny garden is generous in size with a Patio dining area accessed also from the Living room and Kitchen, leading up to the raised Garden mostly laid to lawn, bordered by mature hedging and wild flowers. A further paved terrace also offers the rural views beyond.

There is a single Garage with Parking space to the front, plus further parking could be achieved to the side of the property if required.





Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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