



Instinct Guides You



Wakeham, Portland, DT5 1HW £265,000

- Three Spacious Bedrooms
- New Multi-Fuel Burner
- Short Walk To Church Ope Cove
- Spread Over Three Floors
- Storm Porch Entrance
- Period Features
- Stone Effect Feature Fireplace
- Sun Filled Courtyard
- Modern, Quality Fitted Kitchen & Bathroom
- Ample Storage



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Situated in the heart of Wakeham on the Isle of Portland, this beautifully presented stone-built cottage offers a seamless blend of period charm and modern living. A short distance from scenic coastal walks, the idyllic Church Ope Cove, and local amenities, the home features three spacious bedrooms, a stylishly fitted bathroom, ample storage, and a stone-walled garden, creating a private and comfortable setting for family life or holiday living.

The entrance opens directly into a bright and welcoming dining room, featuring tasteful neutral décor and a charming working fireplace that adds warmth and character. To the rear, the living room offers a cosy and inviting setting with a new multi-fuel burner, fitted shelving, a large window that allows natural light to pour in, and ample space for unwinding or entertaining. Beyond the living room lies the extended kitchen, beautifully appointed with underfloor heating, shaker-style cabinetry, sleek integrated appliances, and quartz-effect worktops. A half-glazed back door leads out onto a sun-soaked courtyard framed by stone walls and timber decking, making it an ideal spot for alfresco dining, morning coffee, or evening relaxation.

Ascending to the first floor, the landing connects to a generously sized main bedroom with a front-facing window and ample space for wardrobes or other furnishings. The bathroom, situated at the rear, is fitted with a modern suite including a bathtub with overhead shower, vanity unit, and towel rail.

The second floor hosts two additional bedrooms. Bedroom two is a spacious double with charming sloped ceilings and a front-facing window that floods the space with natural light, while bedroom three has been thoughtfully finished in soft green tones, features a skylight, and eaves storage, making it ideal for use as a guest room, creative space, or home office.

Finished to a high standard throughout, this delightful Portland cottage combines charming character features with modern updates.

Dining Room 12'0" x 10'4" (3.66 x 3.15)

Living Room 13'3" max x 11'9" max (4.04 max x 3.6 max)

Kitchen 16'0" x 6'2" max (4.88 x 1.90 max)

Bedroom One 12'0" max x 10'4" max (3.66 max x 3.17 max)


Bedroom Two 10'9" max x 9'8" max (3.30 max x 2.95 max)

Bedroom Three 11'8" x 5'4" (3.58 x 1.65)

Bathroom





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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