



**Connells**

Holywell Cottages  
Holywell Dorchester



### Property Description

Four bedroom terraced property in the picturesque West Dorset village of Holywell. With features such as wood burners in the lounge, large rear garden and extended living accommodation, this property offers many country and character features. The presentation is to a good standard with potentially just decorative work needing to be done to the buyer's own preference. The property in brief comprises a kitchen, lounge/diner, 3 bedrooms, main bathroom and a further bedroom in the loft conversion which is a great size! The property further benefits from access to parking and a very generous rear garden. There is an option to buy with tenants in situ.

### Entrance Hall

Door in from the front and doors leading to the bathroom and the kitchen.

### Kitchen

16' 6" x 7' 10" ( 5.03m x 2.39m )

Two double glazed windows to the front, fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, new integrated electric oven and hob with cookerhood over, new integrated dishwasher, plumbing and space for washing machine, space for fridge/freezer, part tiled, spotlights, cupboard housing a new oil boiler ( we are advised that this was fitted last year with a 10 year warranty), door to the entrance hall and doorway through to the lounge.

### Lounge

11' 8" x 13' 10" ( 3.56m x 4.22m )

Inglenook fireplace with wooden mantle and woodburner in set, radiator, telephone point, open to the dining room, doorway through to the kitchen and door to the stairwell.

### Dining Room

9' 10" x 7' 6" ( 3.00m x 2.29m )

Open to the lounge, storage cupboard, radiator and double glazed patio doors to the rear garden.

### Bathroom

Double glazed window to the front, bath with shower over, pedestal wash hand basin, WC, part tiled, radiator, shaving point, extractor fan and door to the entrance hall.



### **First Floor Landing**

Doors to three bedrooms and stairs up to the loft room.

### **Bedroom 2**

13' 9" x 9' 2" ( 4.19m x 2.79m )

Two double glazed windows to the rear, fitted wardrobes, radiator and door to the landing.

### **Bedroom 3**

8' 5" x 8' ( 2.57m x 2.44m )

Double glazed window to the front, radiator and door to the landing.

### **Bedroom 4**

8' x 8' 3" ( 2.44m x 2.51m )

Double glazed window to the front, fitted wardrobe, radiator and door to the landing.

### **Bedroom 1**

A good sized bedroom with two double glazed sky lights, radiator, new carpet and stairs down to the first floor landing.

### **Outside Space**

#### **Rear Garden**

A patio area is directly to the rear from the dining room which is perfect for pots and alfresco dining. The remainder of the garden is mainly laid to lawn with mature shrub borders and trees and is fully enclosed for privacy. The garden is particularly generous with heaps of potential for a keen gardener!

#### **Agents Note**

There is an option to buy with tenants in situ.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax Band: B

Tenure: Freehold

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