



Connells

Limerick Cottages
Blandford BLANDFORD FORUM

Limerick Cottages

Blandford BLANDFORD FORUM DT11 7EA

for sale offers in excess of
£250,000



Property Description

Nestled in the heart of the historic Georgian town of Blandford, Dorset, lies a captivating period cottage, a true hidden gem. Tucked away down a private walkway, shared with just three other charming cottages, this delightful residence offers a unique blend of tranquillity and town center convenience. Spread across three floors, this home boasts three bedrooms, Bathroom/Wc, large open plan ground floor reception room with wood burner. Step outside and discover a sizable garden, perfect for relaxation and entertaining. Embrace the charm and character of a bygone era in this exceptional property.

Cottage Approach

The cottage is approached via a private walk way from the main East Street, once inside there is an airy of discovery as you walk down the share pathway to the yard area, number 3 is located last but one on the small terrace.

Reception Room

11' 1" x 14' 1" (3.38m x 4.29m)

Sash Window to Front overlooking the pretty courtyard with radiator under. Attractive exposed brick fireplace with cast iron wood burner and sanded woodfloor boards.

Kitchen Area

6' 3" x 14' 1" (1.91m x 4.29m)

Open Plan to Reception Room the kitchen area has a large window to front. A range of base and eye level units, inset stainless steel sink with mixer taps, inset gas hob and single oven below. Space for Fridge. Good size under stairs cupboard.

Stairs from Ground floor to First Floor

First Floor Landing

Doors to Bathroom and Bedroom One

Entrance Porch

Small Entrance porch with Entrance door leading to :

Bedroom 1

9' x 14' 2" (2.74m x 4.32m)

Sash window to front with radiator under. Original Victorian cast iron fireplace with over mantle.

Bathroom Wc First Floor

7' 9" x 8' 8" (2.36m x 2.64m)

Sash Window to front with radiator under. Modern white bathroom suite with close coupled WC, pedestal wash hand basin, paneled bath with side grips and telephone mixer taps and shower attachment. Separate shower cubical with glass screen and fitted electric thermostatically controlled shower unit.

Bedroom 2 2nd Floor

8' 6" x 13' 10" (2.59m x 4.22m)

Bright room with sash window to front and large radiator under. Victorian cast iron fire place with surround and over mantle. Built in cupboards.

Top Floor Landing

Large built in Cupboard. Access to Bedroom Two and Three. Stairs down to first floor.

Bedroom 3 2nd Floor

8' x 8' 6" (2.44m x 2.59m)

Window to front. Radiator.

Front Garden And Yard

The front garden and yard area provide an inviting place to set a table of chairs for evening drinks or BBQ. there is small storage shed and path leading to :

Garden

The garden accessed via a small, shared pathway to a private garden area approximately 65 ft by 35 ft laid mainly to lawn, with large wooden shed, the garden is private and sunny and offers a wealth of opportunity to landscape or have a work from home room STPP.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01258 452 327
E blandfordforum@connells.co.uk

20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

view this property online connells.co.uk/Property/BLF306328

directions to this property:

From our office at DT11 7AR, 20 Salisbury St, Blandford Forum. Walk south on Salisbury St/B3082 towards Bell Inn Yard turn left onto Market Place walk for about 0.2 miles and turn right look for a red door marked Hardy's Yard, enter and walk to the third property on the left. Mind the dog hes all bark and no bite !!

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLF306328 - 0013