



Connells

Limerick Cottages
BLANDFORD FORUM

Limerick Cottages

BLANDFORD FORUM DT11 7EA

for sale
£240,000



Property Description

Nestled in the heart of the historic Georgian town of Blandford, Dorset, lies a delightful period cottage, Chain free. Tucked away down a private walkway and shared with just three other charming cottages, this delightful residence offers a unique blend of tranquillity and town centre convenience. Spread across three floors, this home boasts three bedrooms, Bathroom/WC, Ground floor reception room with wood burner being open plan to the kitchen area. Just a short walk from the property there is a private garden. The property's unique setting provides both peace and privacy whilst remaining within walking distance of the bustling Market town of Blandford.

Cottage Approach

The cottage is approached via a private walk way from the main East Street. As you walk down the shared walkway 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 wooden floorboards.

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, panelled bath with side grips and telephone mixer taps and shower attachment. Separate shower cubicle with glass screen and fitted electric thermostatically controlled shower unit.

Bedroom 2 2nd Floor

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

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

Bedroom 3 2nd Floor

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

Window to front. Radiator.

Top Floor Landing

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

Front Garden & Yard

There is a small garden area to the front of the property and a yard area with room for a small garden shed. A path leads to a private garden.

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 to 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

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20 Salisbury Street
 BLANDFORD FORUM DT11 7AR

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.

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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