



Connells

Magnolia Cottage East Farm
Osmington Weymouth



Property Description

Magnolia cottage was originally a part of East Farm, house and agricultural building all constructed of local stone with a thatched roof. East Farm is located at the top of Osmington Village and is accessed from the road through a gate to a stone surface road.

Three cottages are to the left hand side opposite a lawn leading to a thatched arch which is given access to a large courtyard and other dwellings. Accommodation comprises open plan living including kitchen, living, and dining area, downstairs cloakroom on the ground floor. On the first floor there are two double bedrooms with built in storage and a modern bathroom. Substantial court yard to front with sitting area and off road parking for two cars.

Osmington is a delightful Dorset village of stone and thatch properties. Magnolia Cottage is well located with the popular Cafe at Craig's Farm Dairy next door. Less than 1 mile to the Dorset Coastal Path and the Smuggler's Inn at Osmington Mills. Also within a 2 miles radius of local shops. making the perfect retreat.

Entrance

Glazed upvc door into: -

Hallway

Double glazed window to front aspect, exposed brickwork, and tiled flooring. Stairs to first floor landing and opening leading through to living space and kitchen. Tiled flooring.

Wall mounted radiator. Door into: -

Cloakroom

Low level wc, vanity wash hand basin. Extractor fan. Continuation of tiled flooring.

Living Area

19' 1" x 16' 1" (5.82m x 4.90m)

Double glazed window to front and rear aspects. Feature fire place with exposed brickwork and wall mounted radiator. Storage cupboards. TV, broadband and telephone points. Living space leads through to kitchen area. Ceiling smoke alarm. Wooden style flooring.



Kitchen

10' 10" x 8' 1" (3.30m x 2.46m)

Double glazed window to rear aspect. A range of wall and floor units with drawers and rolled top work surface over. Two glass door cabinets with shelving and lighting. 1 ½ bowl stainless sink with mixer tap, built in electric oven with hob and pull out extractor hood above. Space for a fridge freezer, plumbing for a washing machine and dishwasher. Additional shelving opposite work surface with down lights. Partly tiled walls and tiled flooring. Wall mounted boiler.

Landing

Part gallery landing with smooth ceilings. Ceiling smoke alarm. Rooms leading off: -

Bedroom One

13' 4" max x 10' 7" max (4.06m max x 3.23m max)

Double glazed window to rear aspect overlooking court yard and church. Ceiling and wall light points and reading lights. Built in storage with shelving and rail. Ceiling smoke alarm.

Bedroom Two

13' 4" max x 9' 11" max (4.06m max x 3.02m max)

Double glazed windows to rear and side aspects. Built in storage with shelving and rail and additional eve storage. Ceiling and wall light points. Access to loft via a wooden hatch. Wall mounted mirror with light. Ceiling smoke alarm.

Bathroom

Opaque double glazed window to rear aspect. Suite comprises a panel bath with shower attachment, corner shower cubical running off mains supply, low level W.C. and a pedestal hand wash basin. Partly tiled walls and tiled flooring. Mirror, light and shaving point.

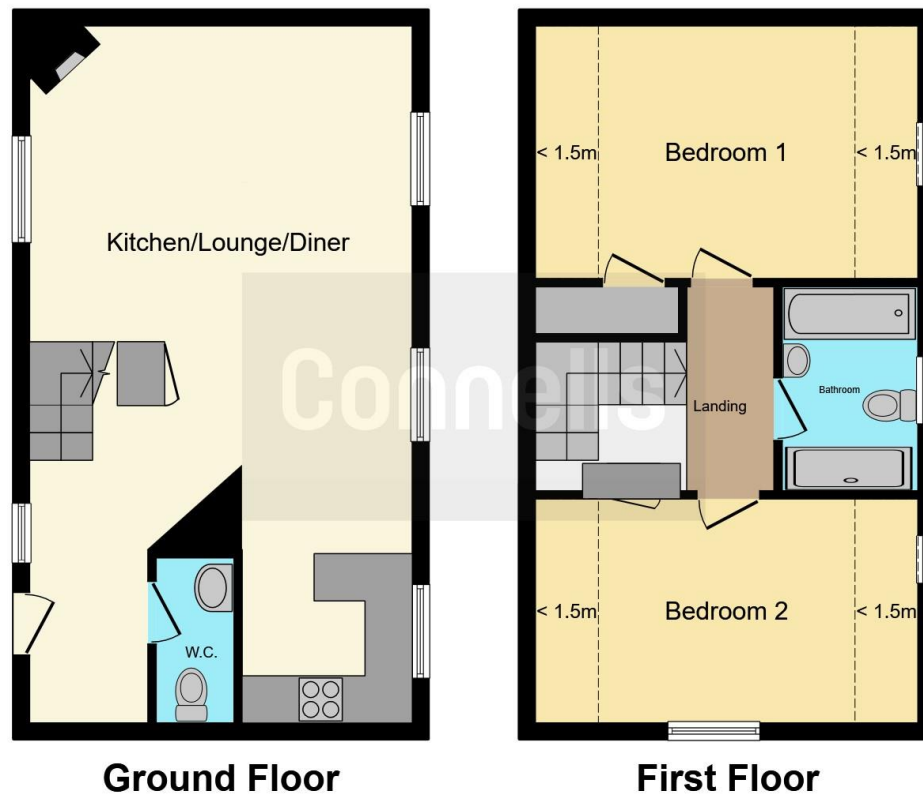
Outside

Substantial court yard to front, laid to shingle with off road parking for two cars. Decked areas one for a table and chairs and also to entrance threshold.









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

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Tenure: Freehold



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