



Connells

Kivel Cottage Southwell Street
Portland



Property Description

Stepping inside the property a hall offers space for boots and jackets before opening into a front aspect snug. The lounge, complimented by rear aspect doors, is an inviting space with a fireplace which leads into a spacious kitchen & dining area flowing gracefully into the conservatory, perfect for the warmer weather or even as a winter snug enjoying views over the rear garden.

Upon ascension to the first floor, you are greeted immediately by two bedrooms and the newly fitted main bathroom. Bedroom three provides a cosy space with glimpses of the sea. Adjacent is bedroom two, a double room completed by front aspect window offering light and space in abundance.

The second floor welcomed the master bedroom & ensuite which enjoys elevated sea views of a Southerly aspect.

The rear garden is a beautifully landscaped space. It begins with a large patio, perfect for entertaining and making the most of those sunny days before stepping down to the workshop which is an impressive size.

Entrance

Hallway

Skirt boarding. Period flooring. Inset spot lighting. Wall mounted radiator. Electrical points. Stairs rise to the first floor. Door leading into: -

Snug

8' 1" x 11' 3" (2.46m x 3.43m)
Front aspect double glazed window. Carpeted. Skirt boarding. Inset spot lighting. Television point. Electrical points.

Lounge

13' 8" x 15' 6" (4.17m x 4.72m)
Carpeted. Skirt boarding. Two wall mounted radiators. Rear aspect double glazed patio doors providing access to the garden, Door leading into: -

Kitchen/Dining Room

10' 9" x 34' 7" (3.28m x 10.54m)
Fully fitted kitchen with a range of wall and base units with worksurafces over. Breakfast bar area. Wall mounted boiler. Inset sink and drainer unit. Rangemaster cooker. Feature exposed stone wall. Inset spot lighting. Side aspect double glazed window. Tiling. Electrical points. Door leading into Utility room and cloakroom. Side aspect double glazed upvc door providing access to the garden. Ceramic flooring. Two wall mounted radiators. Feature exposed brick wall. Skirt boarding. Spot lighting. Rear aspect double glazed patio doors leading into the conservatory.



Utility Room

1' 7" x 2' 1" (0.48m x 0.64m)

Door leading into: -

Cloakroom

Wc and wash hand basin.

Conservatory

9' 4" x 9' 9" (2.84m x 2.97m)

Upvc construction with a pitched roof. Rear aspect double glazed upvc doors providing access to the garden.

First Floor

Landing

Side aspect double glazed window. Carpeted. Wall mounted radiator. Electrical points. Inset spot lighting. Stairs rise to the second floor.

Doors leading into: -

Bedroom Two

8' x 16' (2.44m x 4.88m)

Front aspect double glazed window. Wall mounted radiator. Skirt boarding. Electrical points,

Bedroom Three

7' 9" x 11' 5" (2.36m x 3.48m)

Rear aspect opaque window. Wall mounted radiator. Skirt boarding. Electrical points.

Bathroom

Newly fitted suite comprising shower unit with contemporary glass screen and rainfall shower, low level WC and wash hand basin. Matte black heated towel rail.

Second Floor

Bedroom One

16' 6" x 13' 9" (5.03m x 4.19m)

Rear aspect double glazed window which enjoys sea views. Wall mounted radiator. Electrical points. Television point. Eaves storage. Sliding door leading into: -

En Suite

Suite with shower unit with contemporary glass screen and rainfall shower, low level WC and wash hand basin. Matte black heated towel rail.

Outside

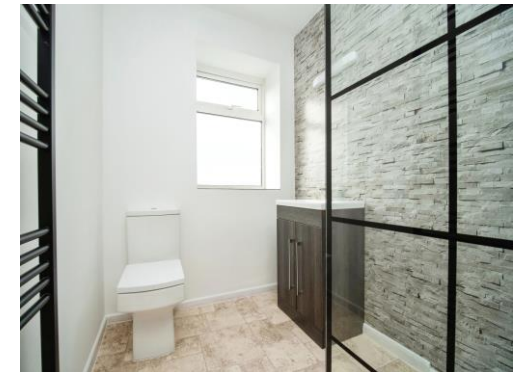
Southerly Rear Garden

Fully enclosed walled rear garden. Access to the workshop.

Workshop

Driveway

Paved driveway suitable for one vehicle.









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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