



**Connells**

Preston Road  
Preston Weymouth





### Property Description

Honeypot Cottage is an attractive thatched cottage, it's been lovingly renovated by the current owner whilst retaining the character & charm. Date back to 1740, the cottage is Grade II listed & retains many original features throughout.

Deceptively spacious, this fine cottage offers generous living areas. The living room enjoys a dual aspect & features exposed wooden beams adding to the rooms charm. The dining room is an equally generous size with a fireplace housing an additional wood burning stove & inglenook fireplace. The kitchen is beautifully presented with a good range of both wall and base units under worktops with an integral fridge/freezer and space for a freestanding range oven. Off the kitchen is a small hallway which provides access to a downstairs shower room and the utility room, which was once the garage, but has been converted by the current owner. The front section of the garage remains as a useful storage area. The conservatory overlooks the garden and is a pleasant and light space enjoying feature wall lighting.

Upstairs there are three bedrooms, the master bedroom being a particularly generous size. The family bathroom is very well presented with a modern bathroom suit comprising a bath, w/c, hand wash basin & heated towel rail, with contemporary tiling.

Rear of the home is a southerly aspect and quite charming 'cottage style' garden. There is also a side gate providing rear access & useful log store.

#### Entrance

#### Hallway

Tiled flooring. Skirt boarding. Stairs rise to the first floor. Wall mounted radiator. Oak doors leading into: -

#### Living Room

15' x 13' 2" (4.57m x 4.01m)

Front aspect glazed window. Rear aspect double glazed window. Wooden style flooring. Skirt boarding. Inglenook fireplace. Wall mounted radiator. Power points. Television point. Brushed chrome light switch.

#### Dining Room

15' 6" x 12' 9" (4.72m x 3.89m)

Front aspect glazed widow. Understairs storage cupboard. Vertical wall mounted radiator. Continuation of tiled flooring. Power points. Brushed chrome light switch. Oak glazed door providing access into the conservatory. Opening into: -

#### Kitchen

10' 5" x 8' 2" (3.17m x 2.49m)

Rear aspect double glazed window enjoying views over the rear garden. Small hatch into the conservatory. The kitchen benefits from ample eye and base level storage units with worktops over. There is an integral fridge/freezer and space for a range cooker there is also a 1 ½ sink with drainer. Tiled flooring. Skirt boarding.

### Conservatory

9' 3" x 7' 5" (2.82m x 2.26m)

Pitched roof. Tiled flooring. Brushed chrome power point. Skirt boarding. Rear and side aspect double glazed windows. Rear aspect double glazed door providing access into the garden.

### Utility Room

10' 5" x 7' (3.17m x 2.13m)

The utility room has been made in the garage and could easily be turned back in to a garage if needed. Wall and base units with worksurfaces over. Power points. plumbing for the washing machine and tumble dryer. Cupboard housing wall mounted boiler. Side aspect double glazed window. Door into the garage.

### Shower Room

5' 8" x 5' (1.73m x 1.52m)

Modern fitted suite comprising corner shower with glass surround, low level WC and wash hand basin. Fully tiled. Wall mounted chrome heated towel rail. Brushed chrome electrical shaver point. Inset spot lighting. Rear aspect double glazed opaque window.

## First Floor

### Landing

Rear aspect secondary glazed window. Skirt boarding. Carpeted. Ceiling light point, door to: -

### Bedroom One

12' 5" max narrowing to 10' 7" x 13' 1" Max (3.78m max narrowing to 3.23m x 3.99m)

Front aspect secondary glazed window, wall mounted radiator, integral wardrobe, ceiling light point, TV point, power points.

### Bedroom Two

13' 1" Max x 12' 5" narrowing to 9' 6" (3.99m Max x 3.78m narrowing to 2.90m)

Front aspect secondary glazed window, wall mounted radiator, ceiling light, power points, fitted wardrobes, loft access via hatch with pull down ladder, fully boarded and insulated, with power and lighting.

### Bedroom Three

9' 5" x 5' 8" (2.87m x 1.73m)

Rear aspect double glazed window ceiling light point, power points, telephone point, wall mounted radiator.

### Bathroom

9' 5" x 4' 4" (2.87m x 1.32m)

Rear aspect double glazed window, tiled flooring, wall mounted heated towel rail, panel enclosed bath, low level WC, pedestal wash hand basin, part tiled walls, spot lights. Brushed chrome electrical shave point.

## Outside

### Garage

2' 1" x 1' 3" (0.64m x 0.38m)

Roller door. Access into the utility room.

### Southerly Rear Garden

South facing rear garden, mainly laid to lawn, outside power points, water tap, wood store, wall mounted washing line, garden shed, gated side access.















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**EPC Rating: Exempt**

Tenure: Freehold

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