



Connells

The Launches
West Lulworth Wareham

The Launches

West Lulworth Wareham BH20 5SF

for sale offers over
£775,000



Property Description

The property is situated in the picturesque rolling hills of West Dorset along the Jurassic Coast some 2 hours' drive from Greater London, off an unpaved lane set off from the main road, overlooking the "charming" village of West Lulworth, and just a short walk from the picturesque beauty spot and 'UNESCO' World Heritage Site of Lulworth Cove, and also a short walk from the famous and spectacular landmark of 'Durdle Door', a well known natural archway set in the rock of Dorset's world famous Jurassic coastline, and benefits also from a mini supermarket, public house, various restaurants and eateries, and is notable for its coastline walks, access to towns, villages, and tourist attractions, and also cycling, and local bus service. And also benefits from bus and train services from Wool, and Wareham, to between London and Weymouth. And also, not much more than 30 mins drive from local towns including Dorchester and Bournemouth.

Entrance

Custom built hardwood door set comprising door with brass door furniture and opaque window either side.

Entrance Hall

"Marbled" stone tile flooring with recessed doormat, with internal doorway to garage, bath and shower room, separate wc, and main living space, imported ornamental hardwood bench, large decorative mirror, stairs to upper floor, built in cupboard with washing machine, electric underfloor heating.

Bath & Shower Room

Travertine "smooth" stone flooring, some half tiled walls, roll edge enamel steel bath with shower attachment, ceramic sink, "large hardwood beach house style" mirror, walk in shower, 2x plumbed in heated towel rails, electric underfloor heating, fan assisted air/moisture extraction, safety grab handles next to bath, small, padded seating bench, teak shelving unit.

Separate Wc

Travertine "smooth" stone flooring, ceramic toilet and sink, small decorative mirror, fan assisted air/moisture extraction.

Open Plan Kitchen/Lounge/Diner

L Shaped Room

33.4 x 23.9

Custom built hardwood Perspex glazed swing door from entrance hall with custom door furniture, "marbled" stone tiled flooring, custom built hardwood door set to side patio of 2 double glazed opening doors with brass locking furniture and full blind, 2x custom built hardwood double glazed door window sets to front patio aspect each with double sliding doors between windows either side with brass furniture and full blinds each with brass and "brass style" curtain rail and rings over for curtains to include 4x brass curtain "stays", view to countryside over valley, "fitted" kitchen with range of wall and base units incorporating sink and drainer with central tap to include separate filtered water tap, work surfaces over, five ring gas cooker with double electric oven, extraction hood piped to exterior of property, dishwasher, fridge freezer, custom "breakfast bar style" table, custom "heavysset style" dining table, 4x "gold style" placemats, 2x "fluted glass candle holders", "large" table bowl, 6x teak dining chairs with cushion, imported "antique style" desk with 2 drawers, imported "ornamental style" desk chair with cushion, desk lamp, "art deco" style table clock, imported "heavysset antique style sideboard cupboard" with 3 central drawers and cupboard with door either side, double seat sofa, triple seat sofa, single seat sofa, footstool, imported "heavysset hardwood style" coffee table with 8 drawers and four glass panels on top, "sisal style" decorative floor mat roughly 8'x11', upright stand lamp, glass coffee table/tv stand, 31" television with remote, open fireplace with iron firebox grate and 2x wrought iron fire "dogs", electric underfloor heating, 2x fan assisted fresh air vents.

Upper Floor

Staircase & Landing & Corridor

Stone stair treads and travertine tile flooring, custom hardwood double glazed double door set with brass locking furniture and full blind to upper/rear aspect patio, view to patio and garden and field behind, Velux window with Velux slatted blind to side aspect over stair, exposed wooden beam, "vaulted style" ceiling.

Bedroom One

19' 6" x 12' 8" (5.94m x 3.86m)

Oak wood flooring, 2x custom built hardwood double glazed "Dorma style" window sets each with double opening windows and brass locking and stay furniture, slatted wooden blinds, view to over valley and village, Velux window to side aspect with "velux style" curtain blind, view to countryside, large double bed with mattress with incorporated side tables and bedside lamp on each, triple seat sofa, single seat sofa, footstool, teak "beach house style" coffee table/tv stand, 42" television with remote, 5 drawer chest, double door wardrobe, imported ornamental hardwood chair and cushion, "aluminium style" wall mirror, exposed wooden beam, "vaulted style" ceiling, fan assisted fresh air vent.

Bedroom Two

15' x 11' 4" (4.57m x 3.45m)

Oak wood flooring, custom built hardwood double glazed door window set with double doors and brass locking furniture and 3 windows to upper/rear aspect patio with "brass style" curtain rail and decorative "blackout style" curtains, view to patio and garden and field behind, Velux window to side aspect with "velux style" curtain blind, view to countryside, double bed with mattress with incorporated side tables and bedside lamp on each, double seat sofa, glass coffee table/tv stand, 31" television with remote, double door wardrobe, decorative "antique style" armchair and cushion, "leather style" wall mirror, exposed wooden beam, "vaulted style" ceiling, fan assisted fresh air vent.

Bedroom Three

14' 1" x 10' 4" (4.29m x 3.15m)

Oak wood flooring, custom built hardwood double glazed "Dorma style" window set with double opening windows and brass locking and stay furniture, slatted wooden blind, view to over valley and village, "traditional style" desk with 2 drawers, 2x "modern style" office tables, desk lamp, "modern style" bookcase, "modern style low sideboard" bookcase, wooden desk chair, "leatherette style" chair, exposed wooden beam, "vaulted style" ceiling, fan assisted fresh air vent.

Bathroom

Travertine "smooth" stone flooring, custom built hardwood double glazed door window set with single door and brass locking furniture and 3 windows to upper/rear aspect patio, curtain rail with decorative "blackout style" curtains, view to patio and garden and field behind, roll top bath with shower attachment, ceramic sink, decorative mirror, power point for shaver/toothbrush with glass shelf, ceramic toilet and bidet, teak shelving unit, fan assisted fresh air vent and air/moisture extraction, plumbed in heated towel rail, electric underfloor heating, exposed wooden beam, "vaulted style" ceiling, safety grab handle next to bath.

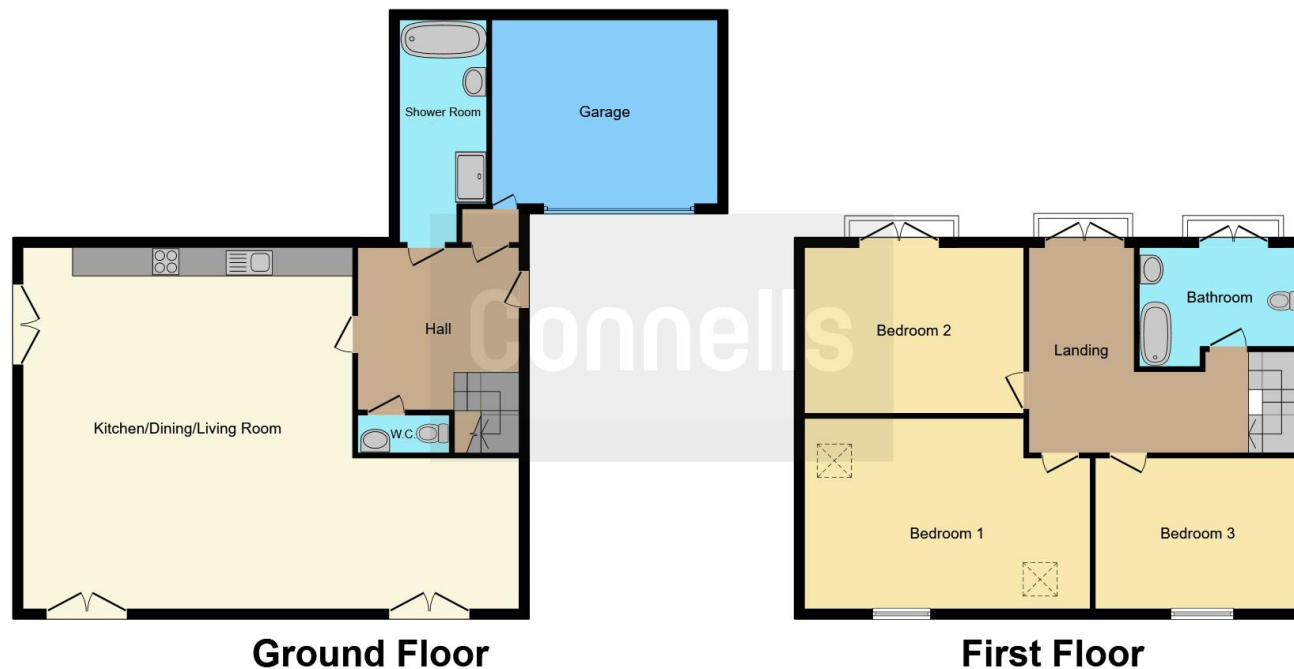
Outside

Stone paved driveway with 2x half stone pillars either side of entrance, "double style" garage with custom built hardwood 5 leaf "concertina style" sliding door incorporating door with brass furniture and also doorway from garage to interior of property, stone paved patio to front and side of property, low walls with stone coping stones, 2 x doored exterior storage areas, low doored storage area, wood planter with stone "arrangement", stone paved stairs to upper/rear patio, stone paved upper rear patio, custom built "wooden style" rail to lower level, stone paved stairs to tiered garden level 1, "metal/wooden style" rail to upper/rear patio level, mature low trees and shrubs, stone paved stairs to tiered garden level 2, "mature" "orchard" apple trees and shrubs, various plantings trees and shrubs, hedging to part side and front, lighting under eaves to front and sides of property to include over doorway, 3x garage shelving units, "workbench" with 6 drawers, additional garage "fridge freezer", garage 31" television with remote, outside "metal style round" fire pit, outside dining table with parasol & 4 chairs, 2x deck chairs, various garden tools and implements.









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 Band: E

Tenure: Freehold

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