



- Charming Detached Grade II Listed Period Cottage
 - Two Traditional Style Outbuildings
- Glorious Gardens Extending to Nearly Half an Acre
 - Wonderful Secluded Location
- Within Easy Reach of the Isle of Purbeck and the Jurassic Coast

GENERAL AND SITUATION

Approximate Distances:

Wool (mainline station) 2 miles • Lulworth 5 miles • Wareham 7 miles
Dorchester 9 miles • Weymouth 11 miles

A highly attractive Grade II listed thatched three bedroom cottage, set in nearly half an acre of wonderful gardens with two traditional style outbuildings, in a lovely secluded location within easy reach of the Isle of Purbeck and the Jurassic Coast.

The cottage is believed to date back to the 17th century and whilst it has been comprehensively refurbished by the present owners, it retains much of its original character including a large inglenook fireplace, with a distinctive curved bread oven.

The adjoining grounds are a keen gardeners' dream having been lovingly developed over many years, and additionally there are two traditional style outbuildings that have scope for conversion to home offices, holiday lets etc, subject to any necessary permissions.

The property is located on the fringe of the small hamlet of East Knighton which has a garage and pub, whilst neighbouring Winfrith Newburgh has a village shop with Post Office and primary school. Nearby Wool has an excellent range of local amenities and a mainline rail connection to London Waterloo. Wider ranges of shops and amenities can be found in Wareham, Dorchester and Weymouth. The Jurassic Coast, a world heritage site is a very short distance away, with local attractions including Lulworth Cove and Durdle Door.

THE RESIDENCE

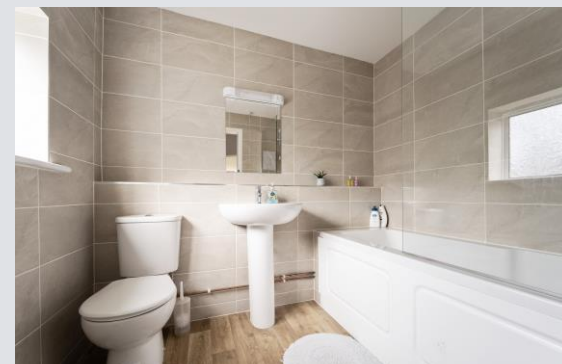
A highly appealing Grade II listed thatched cottage with mains gas central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the rear of the property, through a door that leads into a **Hall/Boot Room**, to the left of which is the **Bathroom**, fitted with a panelled bath with electric shower over, WC, wash hand basin and tiled walls.

The **Kitchen/Breakfast Room** has a range of built-in units with laminate worksurfaces incorporating a stainless-steel sink, electric cooker point, plumbing for washing machine and a wall mounted gas boiler. It opens through to the main **Living Room** which has exposed ceiling beams, stairs leading to the first floor with understairs cupboard and a feature inglenook fireplace, with a logburner and adjoining circular bread oven.

Completing the ground floor accommodation is a separate **Dining Room** which has exposed ceiling beams and a Victorian style fireplace.

There are **Three Bedrooms** on the **First Floor**, one of which has two built-in wardrobes.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the country road along a farm lane that leads to a private yard to the front of the cottage, with space for numerous vehicles.

The **Two Traditional Style Barns** lie either side of the yard. The first is built of brick and block under a tiled roof, set on a concrete base, with light, power and water supplies and three internal divisions providing **Pony Boxes** or **Pig Stys**.

The second is built of brick and flint under a tiled roof on a concrete base with light and power supplies providing a **Workshop** with bench and vice, **Loose Box** and **Carport**.

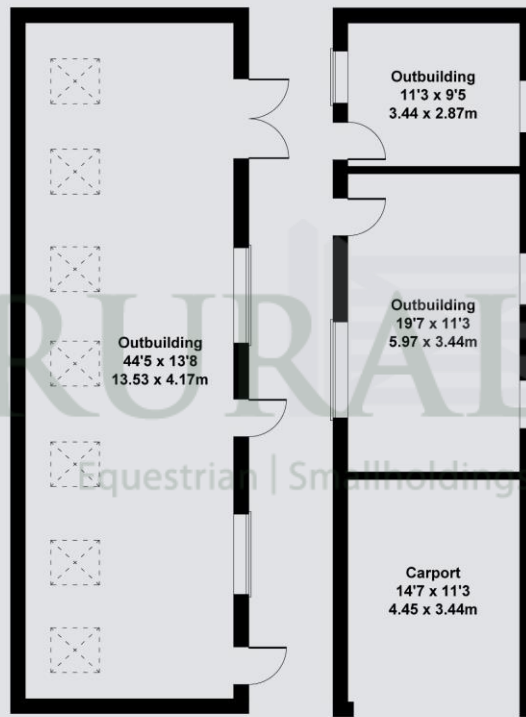
Both buildings have scope for conversion to provide ancillary accommodation, home offices, holiday lets etc, subject to gaining the necessary permissions.

A particular feature of the property are the wonderful gardens which extend to just under half an acre, surrounding the cottage on two sides with a high degree of privacy and seclusion. They have been lovingly developed over many years, with a huge array of colourful shrubs and flowers, a long rose arch, areas of lawn, rockery, patio, brick **Woodshed**, **Greenhouse** and a **Vegetable Garden**.

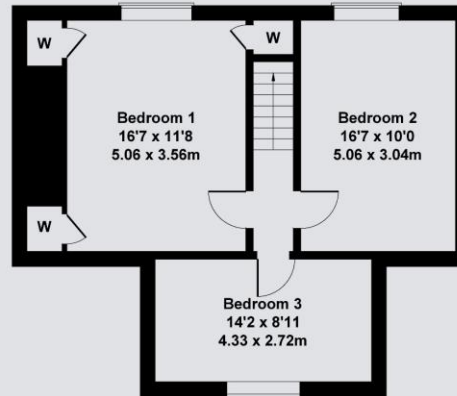


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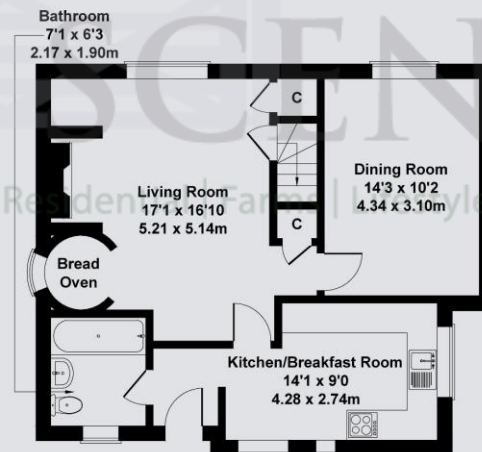
Approximate Gross Internal Area
2293 sq ft - 213 sq m



OUTBUILDINGS



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DORSET COUNCIL
Tel: 01929 552586

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, MAINS GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING Exempt COUNCIL TAX E

DIRECTIONS

From Wool head west on the A352 for nearly two miles and the entrance to Longcotts will be seen on the right-hand side, just before the village of East Knighton.

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Rural Scene have visited LONGCUTTS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.