



Instinct Guides You



## East Farm Cottages, Osmington, Weymouth £235,000

- Character Thatched Cottage
- Osmington, Dorset
- Immaculately Presented
- Open Plan Living
- Parking Space
- Close To Beautiful Country Walks
- No Onward Chain
- Modern Kitchen/Bathroom



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Wilson Tominey are delighted to offer a cottage like no other; an immaculately presented recently updated character cottage that oozes charm inside and out. Located in the pretty quaint village of Osmington in Dorset, the property is superbly located for stunning coastal and countryside walks, and benefits parking, open-plan living, and modern, contemporary spaces which contrast the property's old-world character and charm beautifully.

The cottage is currently used as a successful Air BnB holiday let & holiday home, the vendor informs us it is forecast to gross over £17k a year. Set in a picture-perfect square bordered by old stone buildings with thatched roofs that wouldn't look out of place on a postcard, there is a sense of peace and true countryside living. Upon entering the cottage through the tree-muralled oak stable door, you feel a wonderful sense of space, thanks to a large, open-plan living area.

The modern kitchen is equipped with top-of-the-range appliances, including modern fully fitted units and a built-in Miele oven & induction hob, finished with beautiful decorative tiles & warm decor. The remaining ground floor space is large enough for a dining room table, and ample seating, offering a versatile layout.

Ascending to the first floor, the double bedroom is large enough for a double (or larger) bed & built-in shelving/storage. The modern bathroom has a bath, a large modern shower, underfloor heating, a heated towel rail, bespoke painted tiles detailing local birds, a wash hand basin, and W/C. The creatively decorated hallway is host to a row of storage cupboards, which are deceptively large. There is allocated parking for one vehicle in front of the property.

Stunning Jurassic coast walks in either direction on the South West Coastal Path or around the White Horse hills and can be taken straight from the front door. The cottage is a short drive to famous beauty spots like Lulworth Cove, Durdle Door, Chesil Beach & Weymouth.

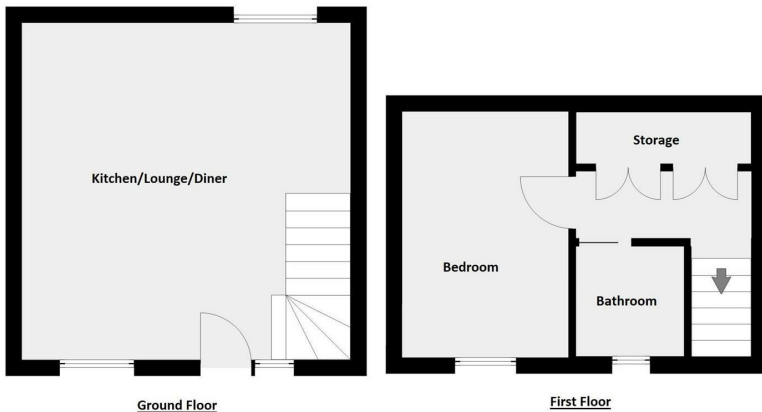


## Room Dimensions

**Kitchen/loung/diner 17'0" x 16'7" (5.19 x 5.06)**

**Bedroom 12'5" with some height restrictions x 8'4" (3.79 with some height restrictions x 2.56)**

**Bathroom 5'6" x 5'5" (1.69 x 1.66)**



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDSPA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.