



Instinct Guides You



## Cattistock, Dorchester £600,000

- Bounded by Countryside
- Multi Generational / Holiday Income Option
- Quintessential Dorset Village
- No Onward Chain Option
- Potential for 5 Bed, Dressing Room, 3 Bathrooms Home
- Twin Large Garages and Ample Parking
- Train Station in Next Village
- 1 Bedroom Bungalow AND Modern 3 Bedroom options
- Large Open Plan Living to Modern Chalet Home
- Arc of sunshine captured with elevated position



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'Melvelawns', a bespoke home in an elevated position abutting fields on the edge of Cattistock with views over the village capturing wonderful surrounding countryside.

Cattistock, a highly prized quintessential Dorset village approximately 10 miles North West of the County town Dorchester, served with a public house, church, village hall with WI, small shop with post office; train travel serving Bristol and Weymouth 2miles away at Maiden Newton with links to London.

The recent conversion offering diverse accommodation sits at the far and high end of the grounds ensuring a sunny aspect. The original bungalow affords roomy lounge with wood burner, kitchen with French Patio doors, bathroom and bedroom with patio doors.

Optional interconnecting door leads to the new conversion to expand the accommodation but lends its self to being self contained accommodation; perfect for multi generation family living or additional income in the form of a holiday let. The chalet area, with modern living style is welcomed from the large porch entrance into the large lounge diner with wood burner, multi aspect views with full height bifold doors letting the light and countryside in. Open living flows to the generous kitchen breakfast room with a box bay window looking down onto the lawns. A bedroom with access to the garden, with en suite, is off the lounge as are the open stairs that lead to the upper floor. Outstanding views from the dormer window of the principle bedroom; roof window of the bedroom; and a view from the bathroom, if you open the window!

The door adjoining the two halves connects from the 'chalet' kitchen breakfast room to the 'bungalow's' hallway. This can remain or agreed to be closed and disappear!

Remaining as one dwelling the versatile accommodation offers five bedrooms, dressing room with three bathrooms and the spectacular living accommodation as its hub.

Large twin garages with ample parking and gardens surrounding complete this wonderful home.

## Room Dimensions

Original Bungalow

Hallway

Lounge

Kitchen

Bathroom (shower)

Bedroom

Option to connect through to chalet from Hall

‘Chalet’

Entrance Porch

lounge Diner

kitchen Breakfast Room

Bedroom

En-Suite

Bedroom 1st Floor

bathroom 1st Floor

Bedroom

Large Twin Garage- Ample Parking

Services

Oil Fired Heating for bungalow. Water shared, electric shared,. Mains sewage shared. Easy provision to separate electrics. Chalet has electric heaters.

Council Tax

Currently C, but likely to increase upon Completion of Annex



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

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