



Wareham Cottage



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Corscombe, Dorchester, Dorset, DT2 0NZ

Beamminster 4 miles. Crewkerne 6.5 miles. Yeovil and Bridport 9.5 miles.

A characterful, recently rethatched and refurbished three bedroom, Grade II listed, detached cottage, situated in the heart of this sought after village and with extensive parking, former double garage now a workshop and attractive enclosed private gardens. EPC exempt.

- Recently refurbished and rethatched Characterful Cottage
- Two Reception Rooms both with log burners
- Superb kitchen
- Three Bedrooms
- One En Suite and family bathroom
- Extensive parking
- Former Double Garage now a Workshop
- Private Enclosed Gardens
- Freehold
- Council Tax Band E

Guide Price £599,000

SITUATION

Wareham Cottage is situated within the heart of this popular village, which lies close to the Dorset/Somerset border. It is surrounded by rolling countryside which is a haven for wildlife and with many footpaths to walk. This friendly village enjoys a range of facilities including church, public house, village hall and recently opened cafe. For a greater selection of facilities Beamminster is 4 miles and Crewkerne 6.5 miles, where a good range of day-to-day facilities can be found, together with a mainline rail link to Exeter and London Waterloo. The larger towns of Bridport and Yeovil are within approximately 9.5 miles and the Jurassic coastline just a few miles on.

DESCRIPTION

Wareham Cottage is a charming, detached stone cottage, set beneath a recently rethatched roof (2024), it has recently undergone a refurbishment programme and has been beautifully redecorated throughout. The property benefits from oil fired central heating, together with some heritage double glazed windows. the heating is also supplemented by two log burners with the house enjoying a wealth of character features associated with a house of its age, including exposed beams, window seats, inglenook fireplaces and some newly installed shutters. The property enjoys extensive gated parking, leading to a former double garage which has been converted into a wonderful workshop which is approached through two pairs of glazed bi-fold doors. Adjoining are the private gardens which are walled and fenced giving much privacy.



ACCOMMODATION

The front door opens into the hallway with attractive tiled flooring and stairs rising to the first floor. Door to kitchen and further door to the dining room with a large inglenook fireplace with inset multi-fuel stove and built in cupboards to side. Views from two aspects, both with shutters and window seats, attractive oak flooring, exposed beams and door to the rear lobby. The adjoining sitting room has an attractive hamstone fireplace with inset log burner with a built in cupboard to the side. Views from three aspects, including a fine stone mullion window to side and window seat to rear. Exposed beams, shutters and door to the rear lobby with cupboard downstairs and door to rear.

The kitchen has been beautifully re-modelled and comprises a belfast sink with solid oak worktops and mixer tap, along with an excellent range of floor and wall mounted cupboards and drawers, large island unit with electric point and cupboards beneath, including a wine fridge. Wonderful Rangemaster stove with induction hob, two ovens and a grill, along with a stainless steel cooker hood. Integrated dishwasher, space for washing machine and a John Lewis larger fridge/freezer, views from three aspects and attractive oak flooring.

Landing with two windows to rear and exposed beams. Bedroom two with views from two aspects, two fitted wardrobes and trap access to the roof void. Family bathroom comprising freestanding ball and claw foot bath with Victorian shower attachment, large walk-in shower and pedestal wash hand basin and low level WC, attractive tiled floor with underfloor heating. Panelling to dado and built in airing cupboard. Bedroom three with elm floor boards, window and seat to rear, together with exposed beams. Bedroom one with elm floorboards, window to front and exposed beams. En suite shower room comprising shower cubicle, low level WC, wash hand basin and tiled floor.

OUTSIDE

The property is approached through a five-bar gate leading onto a gravelled driveway, providing ample parking and turning along with access to the former double garage which has now been converted to a large workshop with EV charging point and approached through a pair of double glazed bi-fold doors. It has a concrete floor and is connected with power and light and also has a useful boarded loft.

From the courtyard area, steps rise to a lawn garden which is well fenced and walled giving much privacy. There is a useful garden shed on a concrete base, along with a paved sun terrace, ideal for outdoor entertaining. Useful garden store, selection of fruit trees and two raised vegetable beds.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stage, Yeovil office. Telephone 01392 475000

SERVICES

Mains water, electricity and drainage are connected

Oil fired central heating

Mobile coverage : EE, O2, three and Vodafone (some service may be limited - Ofcom)

Broadband availability : Standard and Superfast (Ofcom)

Floor risk status : Very low risk

DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 1 mile turn right signposted Sutton Bingham/Halstock/Corscombe. Continue on the road for approximately 5 miles and on entering Corscombe, pass the pub on your left hand side and continue up the hill. At the grass triangle turn right into the village. continue into the village along High Street and just before Hackney Lane, Wareham Cottage will be seen on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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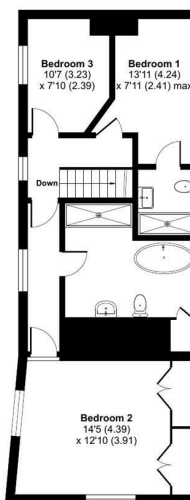
High Street, Corscombe, Dorchester, DT2

Approximate Area = 1418 sq ft / 131.7 sq m
Outbuilding = 332 sq ft / 30.8 sq m
Total = 1750 sq ft / 162.5 sq m

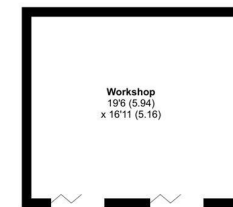
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GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Mayfair Town & Country. REF: 1193148



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