



School Lane, Wootton Fitzpaine  
£575,000

FORTNAM  
SMITH & BANWELL



# Hollycombe Cottage

£575,000

**Detached Bungalow ~ Two double bedrooms one en suite ~ Beautifully maintained throughout ~ Large L shaped lounge diner ~ Modern Fitted kitchen & separate Utility room ~ Countryside views to rear ~ Family Bathroom with shower & bath ~ Attached Garage & Parking ~ Central Heating & Double Glazing ~ Holiday Letting income if desired**

Hollycombe Cottage is situated in the pretty village of Wootton Fitzpaine, just ten minutes drive into Charmouth & the beach. The current owners have updated and modernised the property over past years, now providing a light and modern home with lovely rural views to the rear. Currently a much loved holiday home which has been holiday let in between family enjoyment.

Gently sloping tarmac drive up to parking area. Attractive lawn frontage with shrub borders and an apple tree. Enclosed entrance porch leading into a generous L-shaped hall with 2 cupboards, one stores the immersion tank the other a cloaks cupboard. Door into large L-shaped Lounge Diner. Lounge area faces the frontage with a pleasant village view and small wood burner inset within a stone fireplace surround. Dining area to rear, double aspect with sliding patio doors out to the patio. Rural landscape views to rear.





Loft hatch in the hall with drop down ladder into insulated & part boarded loft area with light.

Door return into a bright modern fitted kitchen. Induction hob & integrated one and a half double oven. Full size dishwasher. Freestanding fridge freezer. Lovely rural views to rear. rear door into Utility Room. Washing machine & Tumble drier. Back door out to garden. Door to hall.

Master bedroom to front, a generous size with small ensuite comprising Wc with hand basin. Good sized rear double bedroom with views over the fields. Family bathroom subdivided with an archway comprising bath Hand basin Wc and separate shower.

Outside there is a large paved patio with a low stone wall planted border to the back, overlooking a lovely field landscape. Lawn to one side with several fruit trees along the borders. Rear pedestrian door into the attached single garage. This has the Worcester oil fired boiler within a small rear room. Double doors to front for car entry. Light and power. Compliant oil tank sited corner rear garden.

Centrally heated with skirting heaters. Oil fired boiler serviced annually. Septic tank drainage. Mains electric & water.

Contents & furnishing may be available by separate negotiation. White goods included in sale. No forward chain.

Dorset Council band E EPC D





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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