



Lilac Tree Cottage, Corscombe, Dorchester, Dorset

A spacious 3 bedroom residence set in a large garden plot, located in the centre of a quiet village.

Guide Price
£585,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Lilac Tree Cottage, Corscombe, Dorchester, Dorset, DT2 0NU

- Generous accommodation
 - Detached
 - Garage and parking
- Views over adjoining fields
 - Village location
 - Council Tax Band F

Viewing strictly by appointment through
Symonds & Sampson Beaminster Sales Office
on 01308 863100





Welcome to this desirable village residence. Nestled within the verdant landscapes of Dorset, this impressive detached three double bedroom cottage is a real find. Constructed in 1983, the cottage seamlessly combines classic charm with modern comfort, boasting a traditional stone front elevation under a slate roof. Positioned in a generous garden plot, the property offers spacious accommodation, with every room giving delightful views of the surrounding verdant gardens. Filled with an abundance of natural light, the dual aspect sitting room and inviting dining room, which conveniently connects to the well-appointed kitchen, create an ideal country residence. Moreover, a private study provides a great space for work or personal pursuits. The garden gracefully wraps around the house, while beyond lies a breathtaking vista of rolling pastures, providing a glimpse of the rural beauty of Dorset. With gravel parking at the front and a single garage, convenience and functionality are catered to. Early viewing is recommended.

Accommodation

The property is laid out as follows

An entrance door opens into a main hall with stairs rising and all principal doors leading off. Downstairs cloakroom.

The dual aspect sitting room overlooks the front garden. With solid

wood floors and a central feature of a open fire with decorative surround.

The study has a multitude of potential uses. There is plenty of space for a desk to overlook the garden to the rear so it can make an appealing study. There is also plumbing to service a washing machine so it could be a utility or, if required, it could be an additional bedroom. With a door opening out to the garage.

The kitchen is set to the rear of the property and has lovely extended views over the garden and fields beyond. There is a comprehensive range of wall and floor units, some glazed, in solid wood with a laminated work surface over. Integrated items include an electric hob, extraction hood, oven and grill. There is space and plumbing for a freestanding dishwasher. The boiler is located here. This was fitted in 2019. A back door opens into the garden.

Adjoining the kitchen, through an open archway, is the very generous dining room. There is more than enough space to accommodate a table and chairs to seat ten to twelve people. The room is light and airy with a front aspect. It also benefits from an open fire with stone hearth and surround.

Upstairs there are three double bedrooms. The master is a particularly

spacious room being dual aspect. There is plenty of space for storage. The guest bedroom is again a great size. The third bedroom is presently used as a study.

The modern family bathroom is fully tiled with a bath, glass shower screen and a rain fall overhead shower. With vanity unit and basin, W.C. . You will also find the airing cupboard in this room with emersion heater.

Outside

A gravel drive leads up to the front of the property. It provides parking for 2 to 3 cars. There is a single garage with electric roller door. The garage has an electricity supply.

There are gardens to the front and rear. The front garden is a mixture of shrubs and plants adding colour and making the front elevation very pretty. The garden to the rear is mostly laid to lawn. There are perfect place to sit or swing in a hammock enjoying this desirable setting. The view beyond the post and rail fence at the far end is over rolling green pastureland. Its idyllic.

Location

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty'. The village lies approximately 4 miles to the north-east of Beaminster and comprises small character cottages,

larger period houses, farms and a blend of modern houses and bungalows. Amenities include a village hall, church and the 'Fox Inn. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

Services

Mains Water, electricity and drainage are connected.

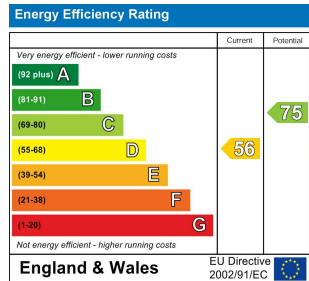
Local Authority

Dorset Council - 01305 251010

Council Tax Band F.

Directions

From Beaminster Square proceed out of the town via North Street, signposted Corscombe and continue until you reach the A356 (Crewkerne-Dorchester road). Turn right and then take the second left signposted Corscombe. Follow this road down turning left into the village. Continue passing Pine Close on your right and this property will be found after a short distance on the right hand side.



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Approximate Area = 1954 sq ft / 181.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 987985



CC-C/3499/22.6.23, amended 25.8.23

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