



Findon Cottage, Littlewindsor, Beaminster, Dorset

Guide Price
£550,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

An impressive semi-detached Grade II Listed cottage residing in a large garden plot located in a rural setting with country views

**Findon Cottage,
Littlewindsor, Beaminster,
Dorset, DT8 3QU**

- Character features
- 2 reception rooms
 - 3 bedrooms
 - Excellent order
 - Rural aspect
- Generous garden plot

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This 'beautifully modernised' 18th century Grade II listed cottage resides in the small rural hamlet of Littlewindsor. In excellent order throughout the property offers spacious accommodation across two floors including a characterful sitting room and an additional reception room inkeeping with the character of the original cottage. The kitchen/breakfast room offers a sensational bespoke fitted kitchen by Dorset Kitchens in Beaminster as well as an AGA, perfect for cosy country living. Upstairs you will find three bedrooms, packed with character features and wonderful country views. Outside there is a large garden with a garden studio, perfect for work or entertaining. Parking for four vehicles. The cottage has oil-fired central heating, extensive secondary glazing and is arranged in more detail over two floors as follows:-



Accommodation

A storm porch sits above the entrance door which opens into the hall with staircase rising finished with a wrought iron balustrading. Solid wood latch doors off to the kitchen and further internal hall.

The kitchen/breakfast room is impressive being dual aspect and fitted with a bespoke kitchen by Dorset Kitchen of Beaminster. The cupboards are in a soft grey blue with complimentary granite over. Fitted appliances include a 4 door AGA, dishwasher and fridge/freezer. Double Belfast sink. Exposed brickwork, floor and wall tiling. The utility/boot room can be found off the inner hall with a second Belfast sink, plumbing for washing machine and storage with solid wood counter top.

The sitting room is accessed via the kitchen/breakfast room and again is dual aspect with a semi-glazed door out to the garden terrace. The central feature of this spacious room is the stunning Inglenook fireplace with wood burner. The

flooring is solid oak. Beams extend across the ceiling.

Returning to the hall, a second inner hallway has stable doors off to the utility and also to the garden room to the rear of the house. This additional reception room is inkeeping with the character of the original cottage. With solid oak flooring and two sets of French doors opening out into the extensive terrace. A perfect place to entertain.

Rising to the landing, there are two excellent built-in storage units including an airing cupboard and immersion heater. The three bedrooms all have exposed original wooden beams including one with a vaulted ceiling and all with country views to the rear. Two double bedrooms and one bedroom which accommodate twin beds. Storage cupboards to the shower room and each double bedroom has a large storage cupboard used as wardrobes with high shelving over the rails.

The family shower room; Large enclosed shower unit with

large rainfall shower head, W.C and a designer sink on a freestanding cupboard.

Outside

Outside a generous paved terrace leads off the rear of the property with a path which takes you up through the garden, which is separated into decorative and productive areas with mature trees including an apple tree and shrubs. The garden has country views to the rear. Residing in the garden is a useful garden studio which could be used for work or leisure. Access to the rear via the secure side gates. Parking for three vehicles to the front of the cottage and parking to the side for a small car.

Situation

Littlewindsor is a small hamlet a short distance from the villages of Mosterton, Drimpton and the village of Broadwindsor with amenities including public house, village hall, church, primary school, community shop and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The nearest 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. Main line rail service (Exeter - Waterloo) will be found at Crewkerne.

Services

Mains electricity

The property has a private water supply on their own land

The property has private drainage.

Broadband

Standard and Ultrafast are generally available.

Mobile Phone

You are likely to have good coverage with EE/Vodafone/02/3 outdoors.

EE/Vodafone - good coverage for voice and data indoors.

02 - good coverage for voice not data indoors. Our vendor uses 02 with boosters indoors for better coverage.

3 - no signal indoors.

Information from <https://ofcom.org.uk>

Local Authority

Dorset Council - <https://www.dorsetcouncil.gov.uk>

Council Tax Band D.

Property Information

There are no present planning applications of which we are aware that will impact the property

The flood risk for both surface water and rivers is very low risk.

Details can be found via <https://planning.dorsetcouncil.gov.uk>

Directions

From our Beaminster office turn right and continue on the A3066 signposted Mosterton. Continue through the tunnel and take the first turning left signposted Littlewindsor and Broadwindsor prior to entering the village of Mosterton. Continue down the road to a sharp bend and proceed straight across signposted Littlewindsor and Drimpton. Turn left signposted Broadwindsor and Findon Cottage will be found on the left hand side.

Littlewindsor, Beaminster

Approximate Area = 1477 sq ft / 137.2 sq m

Studio = 126 sq ft / 11.7 sq m

Total = 1603 sq ft / 148.9 sq m

For identification only - Not to scale



ME/3575/14.2.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1080199



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