



## Bath Cottage, 88/89 Blacknoll, Winfrith Newburgh, Dorset

Attractive Grade II Listed cottage with four bedrooms and two bathrooms set on a spacious 0.43 acre plot with mature gardens, off street parking and carport.

Guide Price  
**£425,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Bath Cottage,  
88/89 Blacknoll, Winfrith Newburgh,  
Dorchester, Dorset,  
DT2 8LW**

- 0.43 acres
- Grade II listed idyllic cottage
  - Plentiful parking
  - Timber carport and workshop
- Direct access to country walks from the property
  - Opportunity to extend to the rear STPP
    - Period charm
    - No onward chain
    - Council Tax Band E

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

A Grade II Listed mid-terrace cottage of cob and thatched construction dating back to the 1800's, filled with character and potential for renovation and extending STP. Formerly two cottages, Bath Cottage sits in 0.43 acres with stunning picture perfect gardens to the front and rear, assisting this pretty cottage in its quintessentially English country cottage appearance. As well as plentiful gardens, Bath Cottage is also accessible via a private road, has ample off road parking within the gated garden grounds, plus the additional benefit of a timber carport and workshop.

Bath Cottage is in a rural position with fantastic country walks across the stunning Winfrith heathlands, accessed directly from the property, whilst also being in easy reach of Lulworth Cove, Durdle Door and the surrounding Purbeck coastline.

On entering Bath Cottage from the front of the cottage (South East), a stable door leads to the dining room with a fireplace at one end, space for a dining table and window seat with views over the front garden. Stairs lead up at the back of the room to two of the four bedrooms. There is an additional reception room (sitting room) also with windows to the front and a central working open fireplace. The kitchen is located to the rear of the dining room and has been fitted with wall and floor storage units, an electric hob and eye level double oven, as well as this there is space for a dishwasher and fridge/freezer. A door leads to a rear porch with access to the rear garden and there is a downstairs bathroom with bath and shower over. Also to the rear of the house there is another rear porch which has a built in storage cupboard and an airing cupboard housing the hot water cylinder; there is space for further

white goods/utilities. Adjoining this is a garden room which is a great size room, in need of rebuilding / attention, giving excellent potential for extending given necessary planning permission. There is an additional spacious bathroom which also has space and plumbing for a washing machine.

On the first floor there are four bedrooms, two of which are accessed via the stairs at the back of the dining room and the other two bedrooms are accessed off the far end of the sitting room. Please note that bedroom 3 is accessed through bedroom 2.

### Outside

Bath Cottage is approached via a private lane with two accesses at the front and additional vehicular access to the rear of the cottage via a track. To the front there is a grassed area which offers additional parking. It is owned by Weld Estate but has been used and maintained by Bath Cottage for over 40 years. The front garden beyond is extensive and very secluded and is dotted with trees, mature shrubs, a pond and interesting twists and turns. Nearing the house there is a semi-detached stone outbuilding (the old Bath House) which has an old disused fire place and opportunity for storage or restoration to a home office/workshop/studio etc. There is a vehicular right of way here, through a five bar gate. Abutting the property to the front there is an attractive patio for outside seating.

To the rear of the property there is another sizable garden, mainly laid to lawn with trees and shrubs, small pond and seating areas as well as three timber sheds. At the top of the garden is a good size additional parking area and there is a large timber

carport and workshop here.

Additionally there is a separate small parcel of land to the North West of the plot, suitable for a car / trailer, which is also being sold with the property.

### Situation

Bath Cottage is situated off Blacknoll Lane, a rural location to the north of the village of Winfrith Newburgh, a Purbeck village within close proximity, which has a range of amenities including an award winning village shop, a hairdresser, village hall, a first school, a pre-school and a parish church. There are two village inns nearby.

Wool is approximately 3 miles with a further range of amenities including a mainline station to London Waterloo, large convenience store, bakery, restaurants, cafes, public houses and a fuel station.

There is direct access onto the A352 for Dorchester (W) and to Wool (E) with further links to Wareham and Poole, and via Bere Regis to the A31 network.

### Services

Mains electric, water and drainage.  
Electric heating.

Broadband - Ultrafast speed available  
Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Local Authority  
 Dorset Council  
 Tel: 01305 251010 or www.dorsetcouncil.gov.uk

Council Tax Band: E  
 EPC: Exempt

Agents Notes  
 Please note that there are restricted head heights in some bedrooms on the first floor but predominantly in bedroom 2.

# Winfrith Newburgh, Dorchester

Approximate Area = 1243 sq ft / 115.4 sq m  
 Limited Use Area(s) = 165 sq ft / 15.3 sq m  
 Total = 1408 sq ft / 130.7 sq m

For identification only - Not to scale



Denotes restricted head height



Directions  
 Taking the A352 from Dorchester towards Wool, at Winfrith Newburgh, turn left into Gatemore Road. Turn right onto Blacknoll Lane (unmade road). When the road forks into two, please keep right along the lane and the cottage will be found on the left hand side identified by a Symonds & Sampson 'For Sale' board. Please park on the grass parking area.  
 what3words:///dentistry.gurgling.zones

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1139501



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