

Lower Coombe Farmhouse, Coombe Farm, Litton Cheney, Dorchester, Dorset, DT2 9EQ



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- Available mid June for an initial 12 month tenancy
 - Spacious accommodation
 - Surrounding views

- Three bedroom former farmhouse
- Rural location, within a working farm
 - Air source heat pump

£1,200 Per Calendar Month/£276 Per Week

Available mid June for an initial 12 month tenancy.
Preference for a longer term tenant.

This three bedroomed former farmhouse is situated on a working farm in a rural valley and offers spacious and well presented accommodation which comprises entrance hall, sitting room with wood burning stove, kitchen breakfast room with electric range cooker and doors to the garden.

On the first floor there are three double bedrooms and a bathroom.

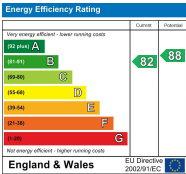
To the side of the property is an enclosed garden with patio area. Allocated parking area.

Air source heat pump heating. The rent is exclusive of all utility bills including Council Tax, broadband and mains Electric. Tenants to pay an additional £120 per month for heating, hot water, water and drainage. There is limited mobile phone signal inside the property and limited signal outside and there is Standard broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: £1,200.00 per calendar month/ £276.00 per week
Holding Deposit: £276.00
Security Deposit: £1,384.00
Council Tax Band - D
EPC - B



From Bridport take the A35 towards Dorchester. After approx 5 miles and as the widens to dual carriageway, turn right across the carriageway (or carry on and take the next U turn) onto the Private Road. Go over the cattle grid, down the hill and over another. Take the left fork in the road signposted Lower Coombe ½ mile and go through the woodland. Proceed through one, then a second metal gate (closing them behind you) and you will arrive at Lower Coombe Farmhouse on your left hand side. Parking is a little further on the right.



Poulets/ZB/23/05/2025



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