



9 High Street
Toller Porcorum



PARKERS
PROPERTY CONSULTANTS & VALUERS



Offered for sale with no onward chain, and set within an Area of Outstanding Natural Beauty, is this charming two-bedroom cottage located in the quiet village of Toller Porcorum. The accommodation is made up of a living room, second reception room, ground floor WC kitchen/diner, two double bedrooms and family bathroom. Furthermore, there is a good-sized enclosed garden. EPC rating F.

The village of Toller Porcorum is situated in a valley along the banks of the River Hooke. The village has an active village hall and church, a Post Office and is surrounded by beautiful countryside, designated as an area of outstanding natural beauty. The Dorset Wildlife Trust centre is located in nearby Kingcombe and there are a number of lovely walks all around the area. Maiden Newton is situated 2.5 miles from the village and also boasts a broad range of facilities including a public house, grocers, doctors' surgery, restaurant, junior school, garage and railway station. Historic Beaminster is 6.5 miles away with further amenities, including a secondary school, shops and restaurants. The market towns of Crewkerne, Yeovil and Bridport/West Bay are also within easy reach, together with the historic county town of Dorchester and the stunning Jurassic coast, a World Heritage Site on the English Channel coast of southern England.





Entrance to the property into the living room benefitting from a charming wood-burning stove. The room is finished with engineered oak flooring which flows through to the second reception room. From there, a door leads to the kitchen diner. There is a ground floor WC and stairs rising to the first floor.

The property has been extended by the current owners to create a light and airy kitchen/diner. The kitchen area is fitted with wall and base level units with work surfaces over. There is a 1½ bowl sink and drainer with mixer tap and free-standing cooker (which will be staying). Sliding doors provide direct access to the enclosed garden. The room is finished with a wood effect laminate floor which flows throughout the kitchen/diner.

The style and character continues onto the first floor where the two bedrooms and bathroom are situated. Both bedrooms are double in size, the first benefitting from front-aspect windows and the second bedroom with rear aspect Velux.

The family bathroom has a suite comprising of a panel enclosed bath with electric shower attachment over, WC and hand basin with a rear aspect Velux window. The room is finished with tiled walls and cork flooring.

Externally, the property has a good sized and low maintenance enclosed garden which is mainly laid to lawn with an area of patio.

Services:

Mains electricity, water and drainage are connected.
Electric fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B.

Flood Risk:

Surface water - High risk of flooding.

Rivers and the sea - Very low risk of flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Agents Note:

This property cannot be rented at its current EPC rating.

There is a Right of Access to the garden via the neighbour's garden.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Parkers Estate Agents. REF: 1162554

High Street, Toller Porcorum, Dorchester, DT2

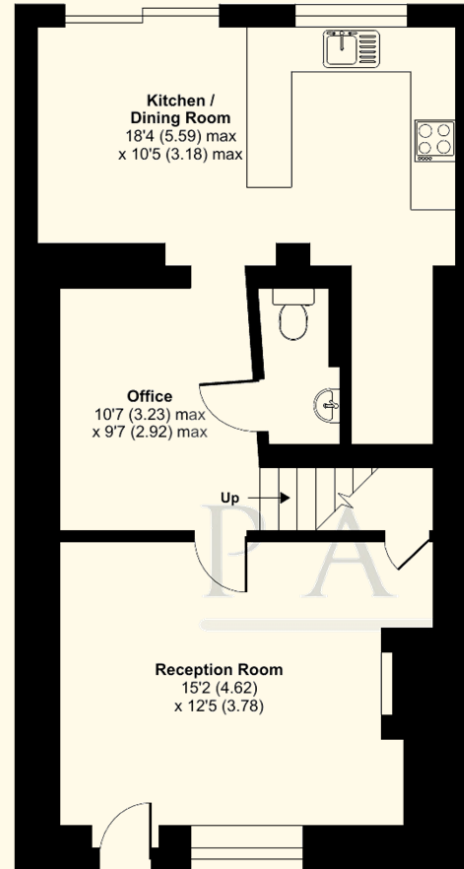
Approximate Area = 953 sq ft / 88.5 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

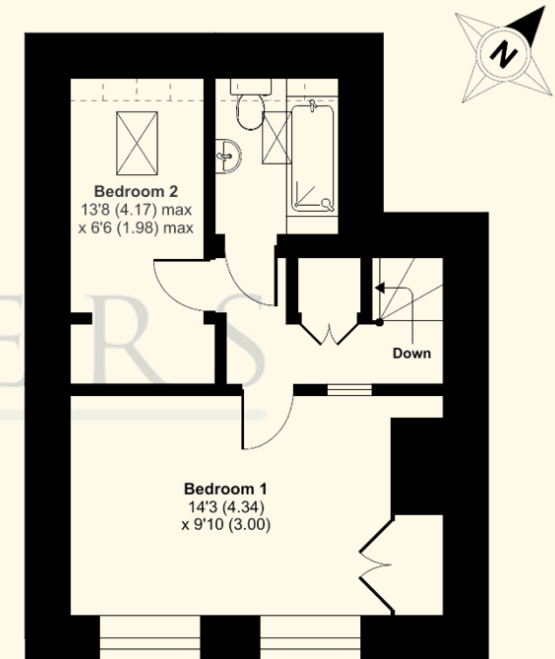
Total = 965 sq ft / 89.7 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR