



West Street
Abbotsbury



Offered with no onward chain, is this charming Grade II Listed, thatched cottage, set within a conservation area and an Area of Outstanding Natural Beauty, in the heart of the sought-after village of Abbotsbury. Boasting characterful features and stunning views of St Catherine's Chapel and the sea, the property is also complemented by a large rear garden with lawn, mature trees, plants, and shrubs. A double garage with graveled parking to the front is also offered. Inside, the accommodation includes two reception rooms, a kitchen, three bedrooms, one accompanied by an en-suite shower room, a study area and family bathroom.

West Street is situated within the coastal village of Abbotsbury, well known for its Swannery and Tropical Gardens, St Catherine's Chapel and Chesil Beach. Abbotsbury is an attractive and historic village surrounded by beautiful rolling countryside, designated as an Area of Outstanding Natural Beauty. There is an expanse of amenities, including two public houses, a post office and general store, a farm shop and art galleries and tea shops.



Upon entry, you are taken through to a small porch and from there, you are welcomed directly into one of the reception rooms, offering an immediate sense of warmth and character upon arrival.

The property offers two characterful reception rooms, connected by single doors, creating a flowing living space. The sitting room boasts an attractive inglenook fireplace with a wood burner and exposed wooden beams, offering a cosy and traditional feel. The dining room, which houses the AGA, also features exposed beams, tiled flooring, and ample space to accommodate a large dining table and chairs, making it ideal for family gatherings and entertaining.

The kitchen is fitted with a bespoke range of solid wooden wall and base units, with granite worksurfaces and tiled splash back. Direct access onto the lower-level of the garden is offered.

A guest bedroom accompanied by an en-suite shower room completes the ground floor.

There are two staircases at the property, one rises directly to the principal bedroom – with fitted storage and a vaulted ceiling, while the other leads to the versatile study space which grants access to the remaining bedroom and family bathroom.

The family bathroom has been tastefully fitted with a modern suite comprising a panel enclosed bath, heated towel rail, WC and wash hand basin. The room is complete with tiled flooring.

The property is set on a plot of approximately 0.46 acres and features a secluded patio area close to the house, with gated side access and steps lead up to the main garden, which includes a sizeable lawn area, mature trees and flower bed borders. A stone-built shed offers extra storage, and at the top of the garden, there is a summerhouse. Vehicular access is gained via a six-bar wooden gate, leading to a shingled area providing off-road parking and a double garage.





Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

Please note the sellers will extend the lease from the current 33 years to 90 years between exchange of contracts and completion or as agreed.

Ground rent - £142.00 per six months.

The property is liable in the lease to contribute towards the maintenance and costs to repair the shared access drive that leads to the garage and parking area to the rear.

Services:

Mains electricity, LPG gas, water and drainage are connected. Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is F.

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile service indoor is listed as limited or none depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

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

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.