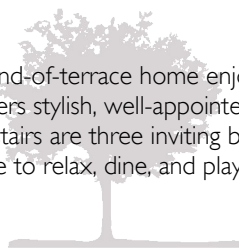




Meadow View, Cattistock

Nestled in the heart of the picturesque village of Cattistock, this beautifully modernised end-of-terrace home enjoys a prime position within a designated Conservation Area and an Area of Outstanding Natural Beauty. Blending contemporary comfort with countryside charm, the property offers stylish, well-appointed accommodation designed for modern living. At its heart lies a stunning open-plan kitchen and living area — a bright, sociable space perfect for family life or entertaining guests. Upstairs are three inviting bedrooms and a modern family bathroom, complemented by a convenient ground-floor WC. Outside, the home continues to impress with an enclosed rear garden, offering space to relax, dine, and play, alongside several useful outbuildings providing excellent storage or workshop potential. EPC rating E.

Offers in excess of £315,000



Situation

Holmeleigh is located in the charming and sought-after village of Cattistock, ideally positioned within reach of Bridport, Yeovil, and the County Town of Dorchester. Cattistock is known for its welcoming and active community and is home to a historic 400-year-old pub, a village shop and post office, a village hall, football and cricket pitches, and a well-regarded lawn tennis club. The nearby towns provide a wide range of shopping, dining, and leisure facilities, along with museums and regular markets.

Key Features

Upon entry, you are taken through to a front porch, before heading into the property's hallway. From there, access is granted to all ground floor accommodation, including the WC.

A spacious and well-designed open-plan kitchen and living area is located at the rear of the property, offering a practical space for everyday living, with room for both dining and seating furniture, while bi-fold doors open directly onto the rear garden. The kitchen is fitted with a range of wall and base level units, complemented by worksurfaces over and tiled splash back. Integral appliances include a double oven and a four-ring hob.

A versatile room completes the ground floor, which can be used as either a bedroom or an additional reception space, depending on your needs.

Upstairs, there are two bedrooms, both appointed with fitted wardrobes and receiving plentiful natural light via either a front or rear aspect window.

The family bathroom, also situated on the first floor, is furnished with a panel enclosed bath, WC and wash hand basin with storage below.

The garden is enclosed to the rear and extends to the side and features a decked area ideal for outdoor seating, along with lawned sections. Several outbuildings provide useful additional storage.

Broadband and Mobile Service

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

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

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#>

Services

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

The council tax band is B.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

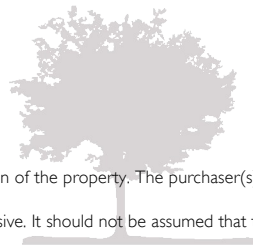
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

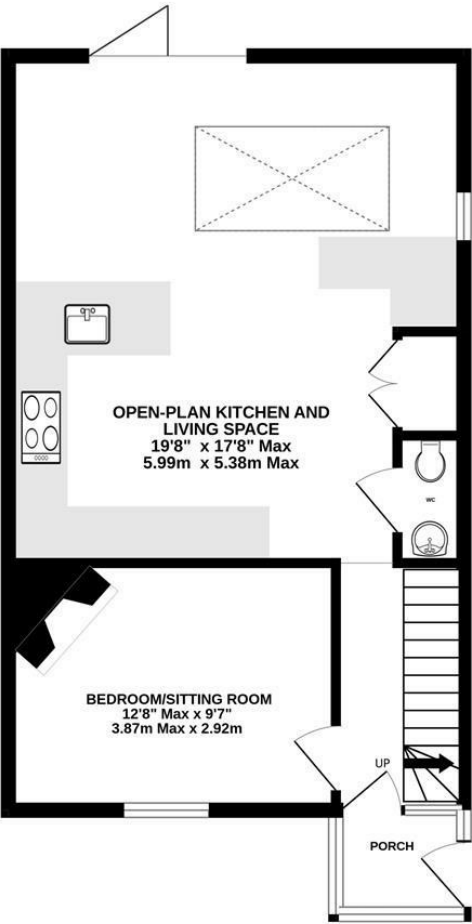
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

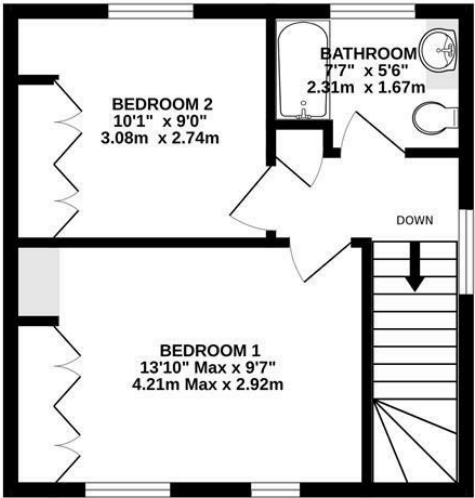




GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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