



Wayside



Wayside

, Stoke Abbott, Beaminster, DT8 3JP

Beaminster 2 Miles Bridport 8 Miles

A chocolate box cottage with gorgeous character features and a large garden.

- Charming Thatched Cottage
- Grade II Listed
- Lovely Character Features
- Presented in Excellent Order
- 2 Double Bedrooms
- Large Rear Garden
- Picturesque Village Setting
- Freehold
- Council Tax TBC

Guide Price £325,000

THE PROPERTY

Wayside is an endearing chocolate box cottage located at the heart of one of West Dorset's most desirable villages. With its mellow stone elevations beneath a thatched roof, this Grade II Listed property is the epitome of a classic country cottage, and the character of the frontage is reflected inside where a wealth of period features can be seen including an inglenook fireplace, cottage doors and exposed floorboards. Having been re-thatched in July 2019, the property is presented to an exacting standard with contemporary, yet complementary, shower room fittings, a delightful rustic-style kitchen and a fresh, neutral scheme of decoration throughout, creating a ready-to-move-in-to home with endless charm.

Stepping through the wooden front door, the appeal of this wonderful cottage can be felt immediately in the comfortable sitting/dining room, where a stone fireplace with wood burner, painted wooden floors and beams make it clear that this is a home with personality of its very own.

The kitchen offers the best of both worlds; fitted units beneath a wooden work surface reflect the property's historic origins whilst the utility room benefits from further fitted units and spaces for appliances, including a washer/dryer, providing excellent modern convenience. Also on the ground floor is the shower room which is beautifully appointed with a contemporary suite and classically stylish tiles. A concealed wooden staircase leads from the sitting room to the first floor where there are two generous double bedrooms, one of which currently holds a superking-sized bed.



OUTSIDE

From the utility room a stable door opens directly to a lovely garden which stretches nearly 140ft from the back of the cottage, and culminates in a delightful terraced area adjacent to a small stream. Featuring a sun deck over the stream and a large summerhouse, this terrace is the perfect place to relax, dine or entertain out of doors and maximise the benefits of the sense of peace and tranquillity on offer here. The rest of the garden is similarly appealing, comprising a generously sized, level lawn and a paved sun terrace abutting the house, both fully enclosed to ensure security for children and dogs.

HOLIDAY LETTING

Currently a successful holiday letting business is being operated with excellent revenue. The Cottage can be bought as a going concern with contents by separate negotiation. vacant position.

SITUATION

The property is located within a Conservation area in Stoke Abbott: a popular village within the West Dorset Area of Outstanding Natural Beauty, renowned for its many historic properties and picturesque scenery.

Within the village there is a pub, the New Inn, and a church with a good range of everyday amenities available just 2 miles away in Beaminster including a mini-supermarket, several independent retailers, greengrocer, bakery, post office, 2 doctor's surgeries and several pubs, restaurants and cafes. The market town of Bridport is also within easy reach, as is the Jurassic Coast World Heritage Site at West Bay and Burton Bradstock, amongst many other stunning beaches along the coastline.

SERVICES

Mains water and electricity. Private drainage. Electric heating.

Broadband - Standard up to 12Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 for voice and data services inside, in addition to Vodafone, EE and Three for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

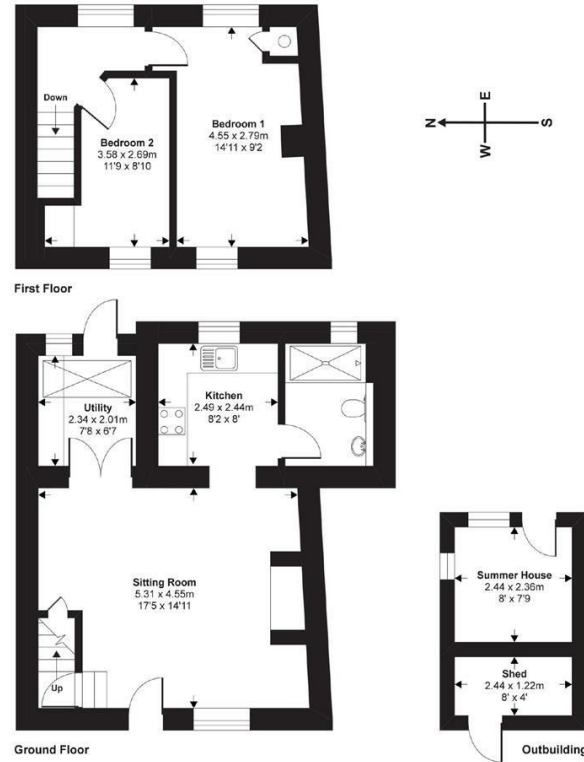
From Bridport follow the A3066 to Beaminster and pass through the town square. At the mini roundabout turn left into Clay Lane the bear left by the convenience shop, signposted to Stoke Abbott. Follow this road for approximately 1.5 miles and the property can be found on the left shortly around the corner from the New Inn.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk



Approx. Gross Internal Floor Area
69.7 Sq Metres 750 Sq Ft (Excludes Outbuilding)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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