



RAVENSHOE



Ravenshoe



# Ravenshoe

Melplash, Dorset DT6 3UH

Charming THREE bedroom cottage  
with GARAGE and enclosed garden.

- Three bedrooms
- Garage
- Kitchen diner
- Sitting room with inglenook
- Downstairs shower room and upstairs WC
- Enclosed garden
- Village with Pub
- Freehold
- Council tax band B

Guide Price £250,000

## THE PROPERTY

Ravenshoe is a charming cottage with a spacious kitchen dining room, with fitted kitchen and plenty of storage, leading into the sitting room with an inglenook fireplace. There is shower room on the ground floor. Upstairs are three bedrooms and a WC.

## OUTSIDE

A secure and enclosed rear garden is paved for ease of maintenance. There is a single garage (the left hand side of a block of three) with an up and over door. There is a right to pass over the shared driveway with proportionate costs for any repairs if needed.





## SITUATION

Melplash is a small country village conveniently situated mid way between the popular towns of Bridport and Beaminster, both within about 3-4 miles. The excellent village amenities include a church, public house, village hall, garage and cricket pitch. It is within an Area of Outstanding Natural Beauty and there is access to lovely open countryside, virtually on the doorstep.

Both Bridport and Beaminster provide excellent facilities and have very good local schools. The beautiful World Heritage Jurassic Coast can be found at West Bay with its picturesque harbour, bathing beaches and spectacular clifftop walks.

## SERVICES

Broadband - Standard up to 6Mbps and Superfast up to 50Mbps.

Mobile phone service providers available are O2 for voice and data services inside and EE, Three and Vodafone 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).

Mains drainage, electric heating, mains water. The property is stone construction under a tiled roof.

## VIEWINGS

Via the selling agent Stags

## DIRECTIONS

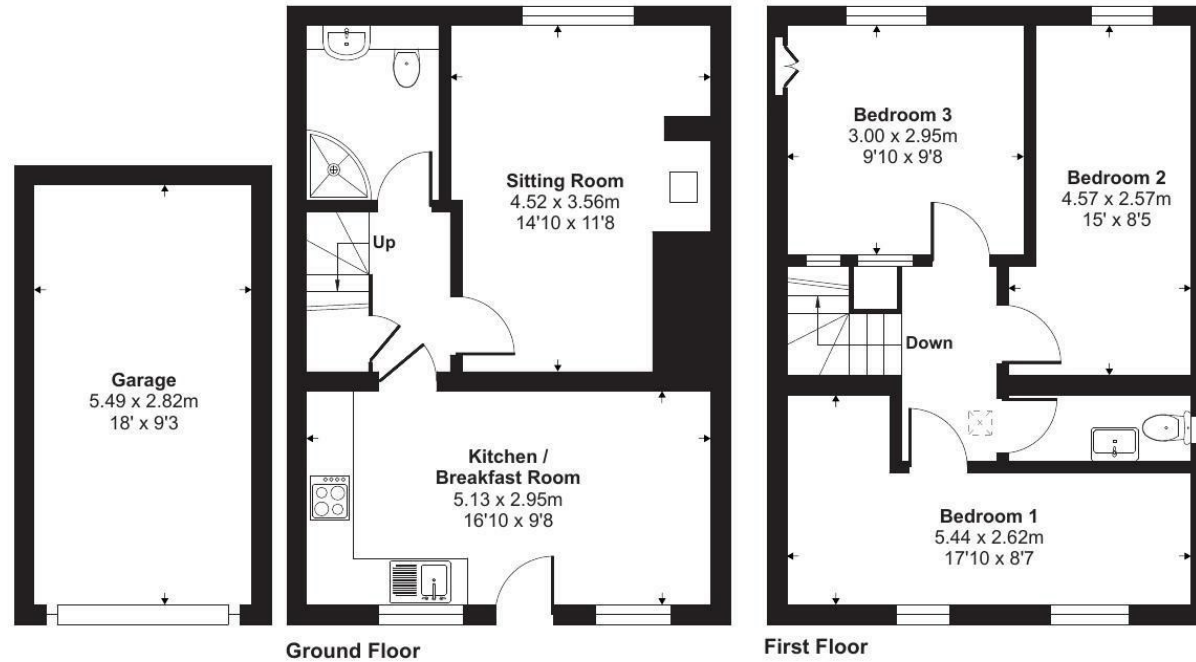
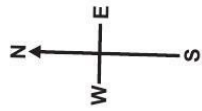
From our Bridport office, proceed to the town hall and turn right into East Street. At the roundabout, take the first exit signed Beaminster. On entering Melplash continue past the public house and garage for a further 1/4 mile or so and Ravenshoe will be seen on the left. Turn in just before the cottage and park in front of the garage.

## 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](mailto:rentals.bridport@stags.co.uk)



Approximate Area = 863 sq ft / 80.2 sq m  
 Garage = 168 sq ft / 15.6 sq m  
 Total = 1031 sq ft / 95.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1187469

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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (54-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 33                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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