



Delve Cottage



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Church Street, Puncknowle, Dorset DT2 9BL

Bridport 6 miles. Jurassic Coast 1.5 miles. Burton Bradstock 3 miles.

A charming semi-detached period stone cottage in a picturesque village setting within the beautiful Bride Valley and only a few miles from the sea.

- Pretty period cottage
- 2 Bedrooms
- Kitchen/breakfast room
- Good sized garden
- Sought after picturesque village
- Distant country views
- Living/dining room
- Character features
- Large garage/workshop
- Freehold. Council Tax Band C

Guide Price £350,000

THE PROPERTY

Delve Cottage is a charming, semi-detached, linked period cottage in the sought after peaceful and picturesque village of Puncknowle. It is estimated to date back some 200 years, with a more modern single storey rear extension and the original has main walls of solid stone. The cottage lies within the conservation area of the village.

The cottage is well presented with night storage/convector electric heating, replacement uPVC sealed unit windows and doors and the kitchen and bathroom fittings are fairly modern.

The cottage also features a large attached garage/store/workshop and a good sized well stocked rear garden.

OUTSIDE

The cottage is set slightly back from the village lane and to the side is a large attached garage/store/workshop.

The rear garden is good sized and well stocked, enjoying distant country views.



SITUATION

The cottage occupies a very picturesque location within the heart of the village, close to the church and Puncknowle Manor. Puncknowle is located in the beautiful Bride Valley and has a thriving community with amenities including a thatched pub, church and village hall. The nearby village of Litton Cheney has a primary school and within only a few miles of the coastal villages of Burton Bradstock and Abbotsbury.

The locality is designated as being one of outstanding natural beauty (AONB) and there is easy access to the beautiful surrounding countryside. The stunning World Heritage Jurassic Coast and Chesil Beach is also very nearby, at West Bexington. The historic market town of Bridport is just to the west, with excellent amenities, a twice weekly market and a leisure centre with swimming pool. Dorchester and Weymouth are also within just 20-25 minutes drive.

SERVICES

Mains water, electricity and drainage. Electric heating. Broadband - Standard up to 3Mbps and Superfast up to 78Mbps. Mobile phone service providers available are Three, O2 and Vodafone for voice and data services inside in addition to EE 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.

AGENT'S NOTE

The cottage was taken on my Martin Bowen-Ashwin, Stags Associate Partner. He has lived in Puncknowle for 30 years and would be very happy to provide personal information on the village.

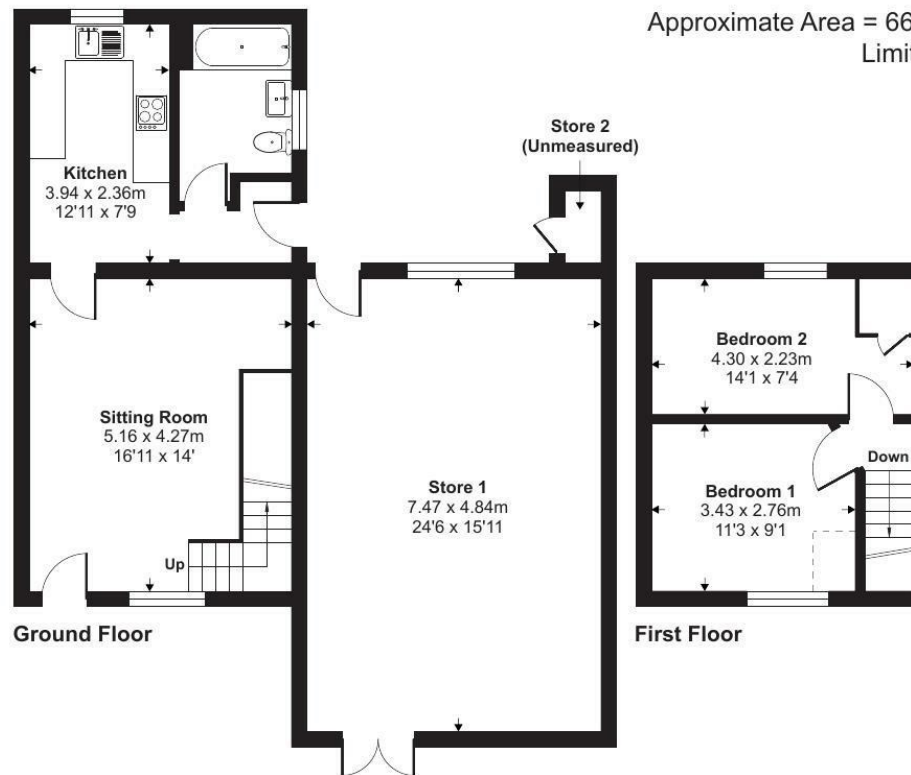
DIRECTIONS

From Bridport take the B3156 coastal road towards Weymouth. Proceed through Burton Bradstock and onto Swyre, turning left, signed Puncknowle. Drive into Puncknowle village centre and Delve Cottage will be seen on the left, just past the pub.

RESIDENTIAL LETTINGS

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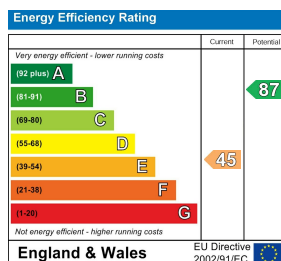
Approximate Area = 667 sq ft / 62 sq m (excludes store 2)
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Outbuilding = 389 sq ft / 36.1 sq m
 Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1211098

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