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# MEYERS

MOVING BEYOND EXPECTATIONS



## Forge Cottage

Dorchester DT2 0BG

**£250,000**

- Two Bedroom Character Cottage
- Spacious Sitting Room with Vaulted Ceiling
- Sun Room
- Plenty Of Character Features
- Off Road Parking



## Description

This is an extremely unique yet very well appointed character property with two bedrooms to the first floor and to the ground floor a spectacular vaulted sitting room with fireplace including wood burner, plenty of light into a high vaulted ceiling. There is a custom built kitchen made from hard wood with a delightful location within a courtyard which is part of the old mill. The property has an enormous amount of character and could be ideal holiday let investment, second home property or first home

## Directions

From Dorchester From the Top O Town roundabout head north down The Grove B3147. At roundabout take the 2nd exit onto the A37, branch left onto the A356 and continue along this road to Maiden Newton.

## Lounge 15' 5" x 13' 11" (4.70m x 4.24m)

Volted 14' high ceiling, exposed beams, exposed brickwork word burner within inglenook fireplace, front aspect Velux window, front aspect window with oak window sill, front aspect door, exposed stone, wall lights, feature stone shelving, oak lintels, radiator, strip wood floor, telephone point, television point.

## Garden Room 12' 8" x 5' 7" (3.86m x 1.70m)

Multi-aspect double glazed windows, wall lights, double glazed door to the front of the property.

## Kitchen/Diner 18' 8" x 13' 11" (5.69m x 4.24m)

Custom built wooden kitchen, range of wall and base units with hardwood work surface, built in double electric oven, built in four ring ceramic hob, one and a half ceramic bowl drainer with chrome swan neck mixer, radiator, telephone point, television point, wall lights, smoke alarm, wall mounted thermostat, under stairs storage area, part tiled, tiled floor, front aspect windows wit oak window sill.

## Utility

Space and plumbing for washing machine, inset spot lights, extractor fan, tiled floor.

## Bathroom

White suite comprising panel bath with telephone handset mixer, pedestal wash hand basin, low level W.C., shaver point, extractor fan, inset spot lights, tiled floor, chrome heated towel rail.

## Landing

Rear aspect Velux window, radiator, airing cupboard housing electrical hot water system, smoke alarm, loft hatch, stairs to ground floor.

## Bedroom One 14' 3" x 11' 9" (4.34m x 3.58m)

Front aspect window, quarry tiled window sill, radiator, television point, telephone point.

## Bedroom Two 7' 10" x 7' 8" (2.39m x 2.34m)

Front aspect window, quarry tile window sill, exposed beams, radiator, television point.

## Parking

Allocated parking



Maiden Newton, Dorchester

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale

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