



6 West Walks, Dorchester

£375,000 Freehold

Charming cottage with open plan living area, cellar for conversion, mature garden, and potential for renovation.
Grade II listed with historic charm. Town centre location with garage and parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

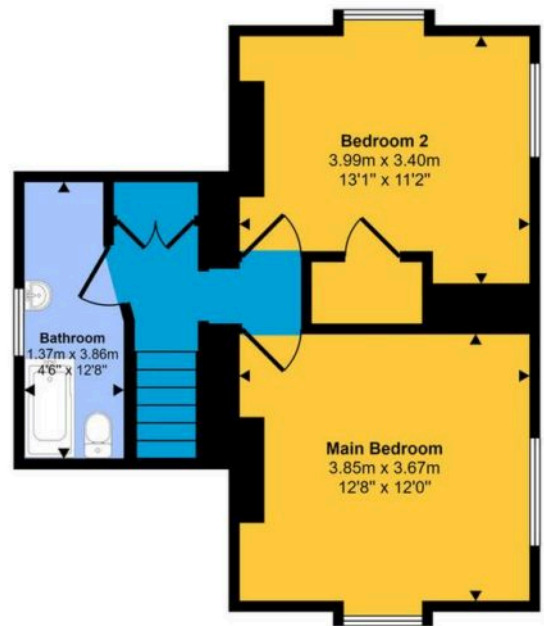
EPC Environmental Impact Rating: F



Approx Gross Internal Area
107 sq m / 1150 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft



First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Inset in the garden wall a private timber door with inscribed key stone over enters onto the natural stone terrace to the front of the house. The entrance door opens into the pitched roof porch, a second timber door opens into the open plan living accommodation. The open plan living area has been created by removing the walls of the internal hallway of the original cottage; there are two distinct areas, a dual aspect living area with window which overlook the garden and a particularly attractive window which looks towards the Borough Gardens, a chimney breast with fire surround and hearth; stairs to the first floor. The dining area features window overlooking the garden, flagstone floor, and step up to the opening into the kitchen. The kitchen is well proportioned, with ample scope for remodelling to create a comfortable kitchen/breakfast or kitchen/family room, a short hallway offers full height larder cupboards and leads to an area that could be used as a walk-in larder, boot room, study or similar, this room has an external door leading to an enclosed patio area. From the kitchen a door opens to the lean-to lobby with door inset in wall opening to West Walks, sliding door to cloakroom.



Dorchester features mainline rail links to London, Bournemouth and Bristol, the county hospital, world renowned museums and exhibitions, along with a wide range of health and leisure facilities. The Borough Gardens were laid out to a plan by William Goldring of Kew, and were opened to the public on 30th July 1896, they are open from dawn until dusk in the winter and 9pm in the summer.



Description cont.

On the first floor there is a landing with boiler and storage cupboard, two amply proportioned double bedrooms, both of which are dual aspect and a bathroom.

To the eastern side of the house there is a secluded patio area, there are steps leading down to the cellar, a vaulted brick-built room with flag stone floor, to the rear corner an opening leads to the cellar which lies beneath the original cottage. The cellar has stone walls with coal chute (covered over), diffuse natural light comes from a grated opening on the west side there is also evidence of a former staircase to the ground floor. The cellar offers a great opportunity to be converted into usable living space, (subject to regulations and permissions).

To the southern side of the property there is an enclosed garden, a brick-built outbuilding which offers garden tool storage could be turned into a small workshop/studio or similar. The mature garden is well stocked with shrubs and plants, with floral and shrub borders and lawn area, enclosed by a high wall on one side, fence to the other and the garage to the rear. There is parking to the front of the garage.

The property requires enthusiasm and energy to bring it back to its former charm, whilst offering scope for remodelling and improvement.

Heritage England listing notes:

WEST WALKS ROAD 1. 5191 (East Side) No 6 Garden wall to No 6 SY 6890 7/306 II GV 2. Keystone inscribed "HB 1851". Portland or Ridgeway hammer-dressed stone. Pitched slate roof with overhanging eaves and elaborate bargeboarding to gable ends. T-shaped plan. 2 storeys. Casements with arched heads and glazing bars in square chamfered openings. Porch with bargeboarded gable end. Garden wall of hammer-dressed stone with moulded and coped ashlar top. Planked door in chamfered openings flanked by 2 piers with coped tops and plain recessed panels. Nos 1 to 6 (consec), including wall between Nos 5 and 6 form a group.

