



VYES CORNER CATTISTOCK

Dorchester, DT2 0JD

Price £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair are delighted to bring to the market this fascinating and characterful three bedroom home set in an enviable position in the centre of the delightful Dorset village of Cattistock. The property has been a much loved family home for nearly 50 years and is now offered for sale with no forward chain. We understand that the house is reputed to be the third oldest property in the village and originally dates back to 1575. For those buyers wishing to restore a village property this would make an ideal project as modernisation and refurbishment are required.

Situation

Nestling amongst rolling Dorset countryside the village of Cattistock comprises many period houses and cottages centred around the impressive grade I listed church of St Peter & St Paul. The welcoming village pub, The Fox & Hounds, has been an inn since the 17th century and there is a village shop and post office. There is something for everyone in the village with a cricket club, tennis and football and a great sense of community.

The local area

Cattistock is approximately 10 miles from the historic county town of Dorchester with it's many places of interest, museums and shopping and entertainment amenities. From the town there are excellent transport links to both London Waterloo and Bristol Temple Meads stations.. There is a further station in nearby Maiden Newton. The village is well placed to enjoy all the outdoor pursuits that the wonderful Dorset countryside has to offer with lovely walks and cycling routes nearby.

Local Authority

Dorset Council Tax Band: F
 Tenure: Freehold
 EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Vyes Corner has an enviable position in the centre of the village and faces towards the impressive village church. In the past the property has been occupied as two or three separate dwellings but has been a single house for many years. Originally the house was thatched but many years ago this was replaced by Welsh slate brought in when the railway arrived at nearby Maiden Newton. The house is approached through a small front garden which is laid to lawn and enclosed by an attractive flint wall. A solid wooden front door leads to a small entrance hall with access to both reception rooms. The kitchen/dining room has an impressive inglenook fireplace with a wood burning stove and oak panelling to the walls. The kitchen area is fitted with a range of units with a fitted hob and oven and space and plumbing for a washing machine. The room is double aspect with windows to the front and rear. The sitting room also has a fitted fire surround with a gas fire and there are two windows overlooking the front garden. To the rear is a utility room with further fitted units and space for side by side fridge and freezer. There is also the original door to the garden. Stairs lead from here to the first floor. There is a rear lobby which has access to a ground floor cloakroom with a close coupled WC and wash hand basin.

On the first floor there are three bedrooms, although there is potential to remodel the layout to suit. The master bedroom is a double aspect room and has a large built in cupboard/wardrobe. Bedroom two also has a built in wardrobe/cupboard. The third bedroom overlooks the rear garden. The main bathroom is a good size and comprises an panel bath, separate walk in shower cubicle, pedestal wash hand basin and close coupled WC. A cupboard houses the Worcester central heating boiler and there is access to the loft space via a pull down ladder.

The rear garden is delightfully well established and is on two levels. There are an abundance of mature plants shrubs and trees with an area of lawn and and a central path. An area of brick paviour is at the rear of the house with a useful log store and a wrought iron gate to the side. A path leads to a second area of garden which is currently uncultivated. Beyond this is a public Bridleway and with the necessary consents this could provide potential vehicle access to this area of garden. There is an original garage which is currently in a dilapidated condition.

Material Information..

Additional information not previously mentioned

- Mains electric and water, LPG Gas
- Water meter
- Wood Bumer and gas fire
- Mains Sewerage
- Flooding in the last 5 years or not. NO

* Stone construction with tiled roof.

• Broadband and Mobile signal or coverage in the area. For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

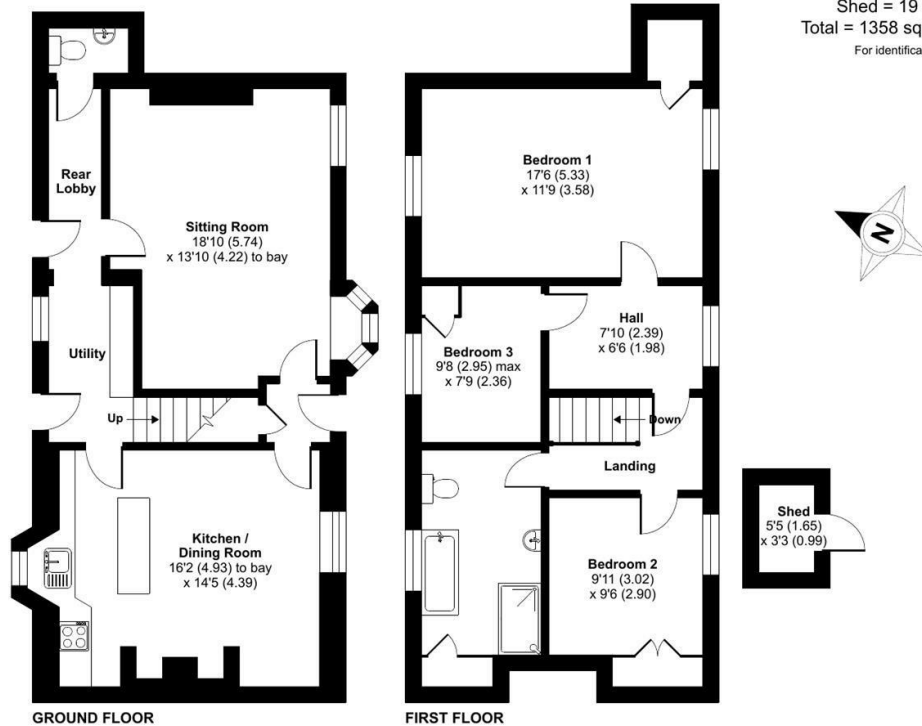
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Vyes Corner, Cattistock, Dorchester, DT2

Approximate Area = 1339 sq ft / 124.4 sq m
 Shed = 19 sq ft / 1.7 sq m
 Total = 1358 sq ft / 126.1 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). © richcom 2024. Produced for Mayfair Town & Country. REF: 1122318



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

