



Connells

Talbothayes Cottages
West Stafford Dorchester

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West Stafford Dorchester DT2 8AL

for sale guide price
£365,000



Property Description

Nestled on the outskirts of the sought-after village of West Stafford, this charming three-bedroom terraced cottage offers an exceptional opportunity to enjoy country living with an abundance of outdoor space and versatility.

The property provides well-proportioned accommodation throughout, blending character and comfort to create a welcoming family home. Outside, the cottage truly comes into its own, benefiting from several useful outbuildings that offer excellent potential for storage, workshops, hobbies, or home working, subject to any necessary consents.

A particular highlight is the substantial rear garden, extending to an impressive size and providing ample space for keen gardeners, families, and those seeking a peaceful rural retreat. The expansive grounds offer wonderful opportunities for outdoor entertaining, growing vegetables, or simply enjoying the surrounding countryside setting.

The property benefits from off-road parking, adding convenience to this appealing village home. Situated within easy reach of Dorchester and surrounded by beautiful Dorset countryside, this delightful cottage combines village charm, generous outside space, and excellent potential.

Ground Floor

Entrance Porch

The front door leads into the entrance porch, a door from the porch leads into the entrance hall.

Entrance Hall

A door from the entrance porch leads into the entrance hall with stairs leading to the first floor and a door leading into the lounge.

Lounge

A door from the entrance hall leads into the lounge with a double glazed window to the front aspect, a woodburning stove, an understairs cupboard, a television aerial socket, a telephone point and a door to the open plan dining room / kitchen.

Open Plan Dining Room/Kitchen

A door from the lounge leads into the open plan dining room / kitchen.

The dining room has a double glazed window to the rear aspect, a radiator, a door to the garden and space for a dining table and chairs.

The fitted kitchen has a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, plumbing for a washing machine, a double glazed window to the rear aspect and an electric oven and hob with a cookerhood over.



First Floor

First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with doors to the three bedrooms and the bathroom and further benefiting from access via a loft ladder to a boarded loft that also has a light,

Bedroom 1

A door from the first floor landing leads into bedroom 1 with a radiator and a double glazed window to the rear aspect.

Bedroom 2

A door leads from the first floor landing into bedroom 2 with a feature fireplace and a double glazed window to the front aspect.

Bedroom 3

A door leads from the first floor landing into bedroom 3 with a radiator and a double glazed window to the rear aspect.

Bathroom

A door from the first floor landing leads into the bathroom with a WC, a wash hand basin, a bath with a shower over, a radiator and a double glazed velux window to the front.

Outside Space

Annex

A pair of doors lead into the insulated annex with a fireplace and power and which offers excellent potential for storage, workshops, hobbies, or home working, subject to any necessary consents.

Outbuildings

A second outbuilding can be used as an external storage space and contains the coal bunker, a separate room contains a WC and has a single glazed window.

Garden

A particular highlight of this property is the substantial rear garden, extending to an impressive size and providing ample space for keen gardeners, families, and those seeking a peaceful rural retreat. The expansive grounds offer wonderful opportunities for outdoor entertaining, growing vegetables, or simply enjoying the surrounding countryside setting.

Parking

The property benefits from off-road parking,

Agents Note

The property has a private right of way for the neighbours path.

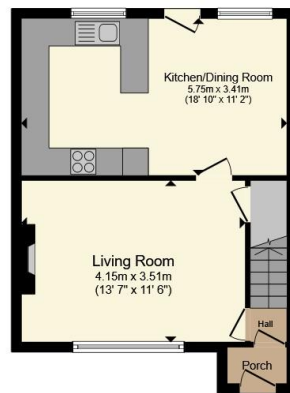
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

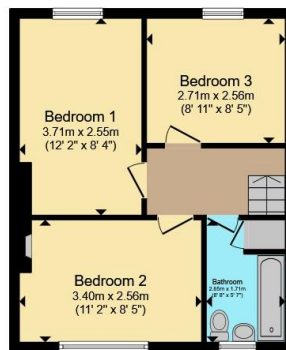




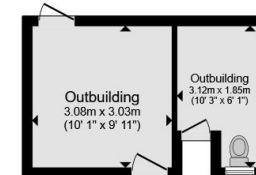
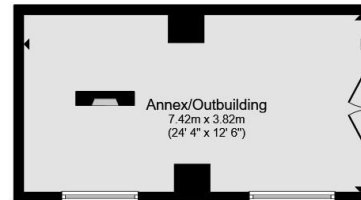




Ground Floor



First Floor



Outbuilding

Total floor area 81.9 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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3 High West Street
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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DCH307431



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