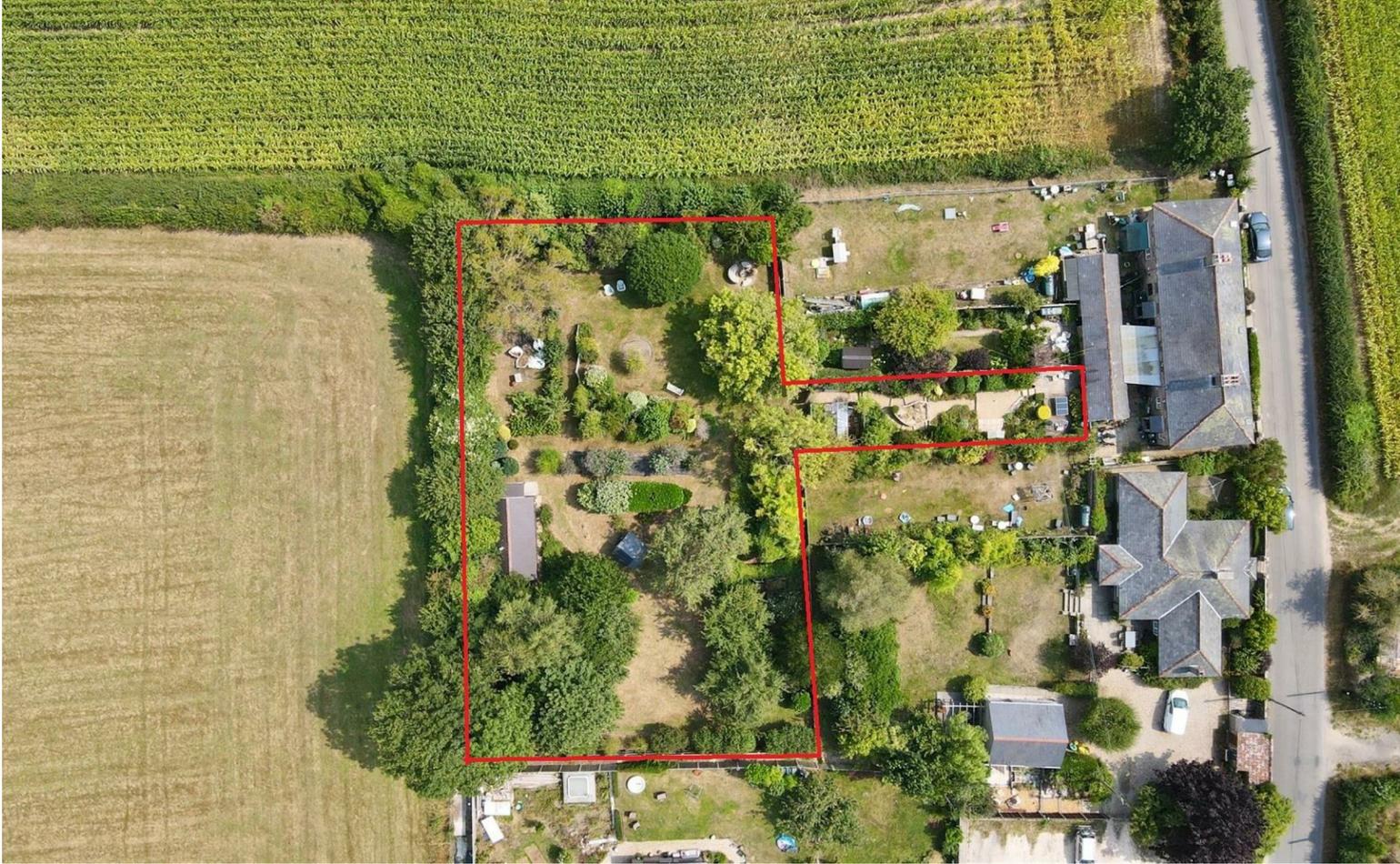




Instinct Guides You



## Talbothayes Cottages, Dorchester, DT2 8AL £375,000

- Beautiful Period Cottage
- Attractive Mature Garden
- Roughly 0.4 Acres Of Land At Rear
- Surrounding By Beautiful Country Walks
- Generous Outbuildings
- West Stafford Near Dorchester
- Well Presented Cabin In Plot Of Land
- Fronts Farmers Fields
- Off Road Parking
- Three Double Bedrooms



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Mowlam Tominey are delighted to present this charming period cottage, nestled on the edge of picturesque West Stafford and set within a generous plot of approx 0.4 acres, with large cabin - accompanied by an initial mature, landscaped garden. Brimming with country character, the property offers three double bedrooms, versatile outbuildings, and immediate access to scenic walks—perfect for those seeking peaceful rural living.

At the heart of the home is a warm and inviting living room, complete with a striking feature fireplace and views towards the fields opposite. Generous in size, it comfortably accommodates a range of furnishings. The adjacent kitchen is well-appointed with ample cabinetry, a breakfast bar, and room for a dining table—ideal for entertaining. From here, a door leads out to two useful outbuildings, one offering practical storage and the other housing a convenient w.c.

Upstairs, there are three well-proportioned double bedrooms, each offering either leafy or open views. The principal bedroom enjoys uninterrupted countryside views from the front of the property, while the other two overlook the tranquil garden. A family bathroom serves this floor, complete with a bath and overhead shower, wash basin and WC.

Outside, the rear garden is a haven of greenery with mature planting and several seating areas perfect for relaxing or entertaining. A gate at the far end opens onto a substantial plot of land approximately 0.4 acres, thoughtfully planted with trees, shrubs, and flowering borders. This expansive space offers excellent versatility, and at its rear sits a large timber cabin with electricity and a cosy log burner—ideal as a garden room, home office, or studio.

Additionally, the property benefits from off-street parking for one vehicle.

Agents Notes - We are informed there are 'Coalman's Accesses' between the cottage's garden and the adjoining plot, allowing neighbour access to across their garden. We are informed this is used but seldomly.

**Living Room 13'6" max x 11'7" (4.14 max x 3.54)**

**Kitchen / Dining Room 16'10" x 8'10" (5.15 x 2.71)**

**Bedroom One 11'1" max x 8'2" (3.38 max x 2.50)**

**Bedroom Two 12'4" max x 8'2" max (3.78 max x 2.49 max)**

**Bedroom Three 8'11" x 8'4" (2.72 x 2.55)**

**Bathroom 5'6" max x 5'6" (1.69 max x 1.68)**

**Outbuilding One 10'0" x 9'10" (3.07 x 3.01)**

**Outbuilding Two 10'5" max x 6'0" max (3.18 max x 1.83 max)**

**Cabin 24'4" x 12'6" (7.44 x 3.82)**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	