



Connells

Beech Cottage South Southover
Tolpuddle Dorchester

Beech Cottage South Southover Tolpuddle Dorchester DT2 7HD

for sale
£475,000



Property Description

Situated in the sought after Dorset village of Tolpuddle this beautiful semi-detached cottage must be viewed to appreciate all it has to offer. With its exposed beams, wooden doors and thatched roof this characterful home is welcoming in every way and consists of a entrance hall with a door to a cloakroom for ease, a spacious lounge with the added bonus of a multi-fuel burning stove set into an attractive fireplace with a door leading into a light and airy fitted kitchen/dining room with underfloor heating and a variety of wall and base cupboards with wooden worksurfaces plus doors leading out onto the rear garden. From the lounge there are stairs leading up onto the landing with wooden doors to all three bedrooms, the family bathroom and a hidden loft room which is accessed via a fitted ladder, ideal for storage or to be used as an additional bedroom. This wonderful home offers off road parking to the side of the cottage with a detached garage which has solar panels installed on the roof which are owned, a generous sized garden mostly laid to lawn backing onto beautiful open farmland, a decked seating area perfect for BBQs and outside dining plus a veranda leading from the double french doors in the kitchen/diner and lounge making it a perfect entertaining space for the summer.

Hallway

From the side of the property there is large storm porch with a door leading into the entrance hall where there is a double glazed window to the side, radiator, wood laminate flooring and doors leading to the cloakroom and lounge.

Cloakroom

Underfloor heating, WC, wash hand basin, extractor fan, cupboard housing expansion tank for air source heat pump and door leading into the entrance hall.

Lounge

Double glazed windows to the front and rear, two radiators, attractive fireplace, feature bread oven & Clear View 400 multi-fuel burner installed, fibre optic broadband, telephone point, electric consumer unit box, wood laminate flooring, exposed beams, fitted shelving, stairs leading to the first floor landing and doors leading to the entrance hall and into the kitchen/diner.

Kitchen/Diner

Fitted kitchen with a variety of wall and base cupboards, wooden worksurfaces, large fitted island with worksurface and storage cupboards below, door to utility/larder cupboard, plumbing for a dishwasher, space for an under counter fridge, Stoves electric range cooker, tiled floor with underfloor heating, two skylight windows, single glazed stable door with traditional bull glass to the side with cat flap, spotlights, double glazed window to the rear, radiator, exposed beams, floor length double glazed windows to the rear garden plus double glazed french doors leading to the veranda.

Utility

Door from the kitchen, coat pegs, plumbing for washing machine, fitted shelving, base cupboards with worksurfaces.

Landing

Stairs with handrail leading from the lounge up onto the landing, double glazed window to the front, doors to all three bedrooms, bathroom and loft room.

Bedroom 1

Countryside views, double glazed window to the rear, fitted 5 door wardrobes with a rail and shelving plus storage cupboards above, radiator and wooden door to the landing.

Bedroom 2

Countryside views, double glazed window to the rear, radiator, wooden door to the landing.

Bedroom 3

Double glazed window to the side with field views, hot water tank and immersion heater, built in airing cupboard with shelving and wooden door leading to the landing.

Loft Room

Single glazed window to the front, built in wardrobes, radiator, ladder with door to the landing.

Shower Room

Double glazed window to the front, wash hand basin with tiled splash back, generous walk in shower, two heated towel rails, one on a timer and heated by the central heating. Tiled flooring and door leading to the landing.

Outside

Rear Garden

The rear garden is westerly facing, there is a paved path around the property and it is fully enclosed. The garden sides onto open farmland and is mostly laid to lawn, there are mixed flower borders and a variety of small fruit trees including fig and a selection of apple alongside raised vegetable beds perfect for those who are keen gardeners. In addition there is a wooden storage shed, greenhouse and a decked seating area

perfect for pots and outside dining. From the lounge and kitchen/diner there is a veranda ideal for summer evenings. There is access to a detached garage with solar panels which are owned with an approximate income currently of £1,400. The garage has power and light, a double glazed window to the rear, houses the fuse box for the shed and is on a concrete base.

Parking

To the side of the cottage there is off road parking on a gravelled driveway. Double wooden gates lead into the garden and an area currently used for wood storage.

Agents Notes

This property offers the modern Air Source Heat Pump Central Heating.

The ridge and south end of the thatch was completed 4 years ago.

There is an easement for access to the current septic tank with the neighbouring property.

Regarding the new WTP, Building Control and the Environment Agency have been informed and we are awaiting the necessary permits to be issued.

The easement for access to the current septic tank will cease on completion of the new water treatment plant being usable and removed from all the relevant deeds, cost to be borne by The Lodge.

A new easement for the neighbour to have access to the WTP and for Beech Cottage South to have access to the pumping station on the property of Beech Cottage North and cover the ongoing costs of maintaining, use and emptying the new WTP (all cost to be equally divided) will be added to the deeds of both Beech Cottages and the cost will be borne by the vendor and neighbour.

The private water supply is from J F Cobb & Sons at a current cost of £195.00 every 6 months.

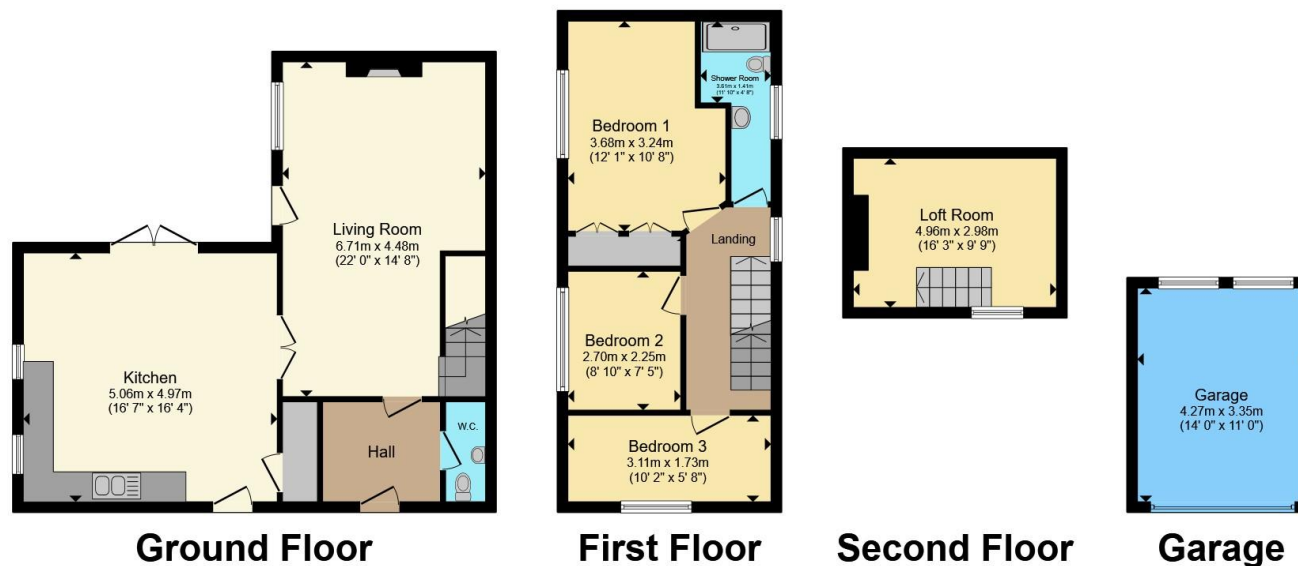
A strip of land to the side is not part of the title at present but this is in the process of being combined.

There is an old well on site which has been capped with a manhole cover.









Total floor area 126.4 m² (1,361 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



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 Band: E

Tenure: Freehold

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