



## Rectory Lane

Puncknowle

Offers In Excess Of £400,000



**PARKERS**

PROPERTY CONSULTANTS & VALUERS



This attractive detached, stone-built family home is situated in the rural village of Puncknowle, a designated conservation area and within an Area of Outstanding Natural Beauty. Internally, the accommodation includes a spacious kitchen and a generous reception room, four bedrooms, one of which benefits from an en-suite shower, along with a family bathroom and two additional WCs. Externally, the property features a paved driveway offering off-road parking, a garage, and a well-maintained garden to the side, enjoying an elevated position. EPC rating D.

Puncknowle is a picturesque village nestled on the slopes of the Bride Valley in West Dorset, just a few miles inland from the Jurassic Coast, a UNESCO World Heritage Site. Surrounded by beautiful countryside, the village offers a peaceful rural setting with access to scenic walking and cycling routes. Puncknowle retains much of its traditional charm, with stone cottages, a historic parish church, and a welcoming community. The village also benefits from a local pub and is conveniently located near the coastal village of Burton Bradstock and the market town of Bridport, providing a range of shops, services, and cultural attractions.



A welcoming porch provides the perfect spot to decant outdoor wear before entering the property's hallway, which offers access to both principal ground floor rooms.

The kitchen is generously sized, allowing room for dining furniture if desired. It also conveniently houses one of the property's WCs. The kitchen itself is fitted with a range of neutral wall and base level units with work surfaces over and tiled splash back. Integral appliances include a Prima dishwasher, Prima double oven, and an electric four-ring hob, while there is also space available for additional freestanding appliances.

The sitting room extends the full length of the property, offering a spacious and light-filled living area with an inviting front aspect. This well-proportioned room is finished with carpeted flooring, providing a comfortable and cosy atmosphere.

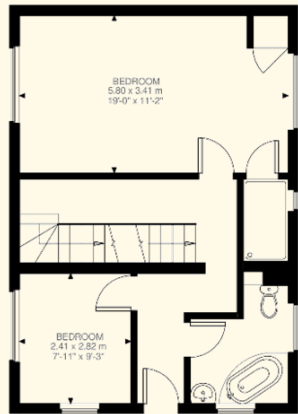


Upstairs, there are two of the four bedrooms and family bathroom.

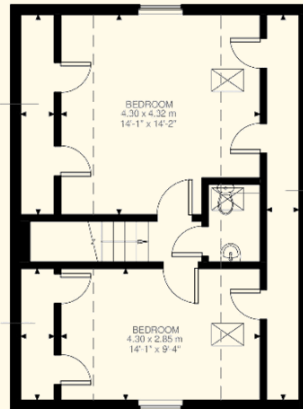
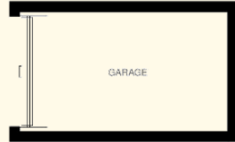
Both bedrooms on the first floor enjoy plentiful natural light through front aspect windows, creating bright spaces. One of the two bedrooms in particular, benefits from well-proportioned dimensions and access to a private walk-in shower.

The family bathroom features a modern suite comprising a corner panel-enclosed bath with shower attachment, a WC, and wash hand basin. The room is finished with tiled flooring.

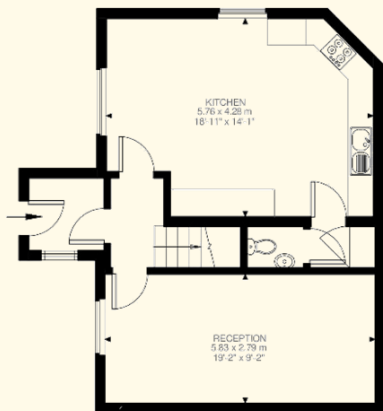
The remaining bedrooms are located on the second floor, along with the property's second WC. Both bedrooms are double in size and accompanied by fitted eaves storage.



First Floor  
532 ft²



Second Floor  
396 ft²



Ground Floor  
544 ft²

EAVES STORAGE  
0.74 x 4.32 m  
2'-5" x 14'-2"

EAVES STORAGE  
0.74 x 2.85 m  
2'-5" x 9'-4"

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Externally:**

Outside, the home features a charming side garden that can be accessed from the front via a set of steps, as well as directly from the first floor through a barn door. The garden is arranged over two tiers, with a lawned area and a separate patio space. To the front, there is a paved driveway offering off-road parking alongside a garage.

**Agents Notes:**

Access to the property is via a private track, of which our seller has a right of way.

We are advised the sellers receive a nominal sum of £6.00 a year regarding the telephone pole situated in the garden.

**Services:**

Mains electricity and water are connected. Oil fired central heating.

**Local Authorities:**

- Dorset Council
- County Hall
- Colliton Park
- Dorchester
- Dorset
- DT1 1XJ

We are advised that the council tax band is D.

**Broadband and Mobile Service:**

At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Rectory Lane Puncknowle, DT2**

Approximate Gross Internal Area  
136.75 SQ.M / 1472 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 13.45 SQ.M / 145 SQ.FT  
INCLUSIVE TOTAL AREA 150.20 SQ.M / 1617 SQ.FT  
(EXCLUDING GARAGE)  
GARAGE 11.70 SQ.M / 126 SQ.FT  
INCLUSIVE TOTAL AREA 161.90 SQ.M / 1743 SQ.FT

KEY: CH = Ceiling Height  
Restricted Head Height

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.