



**Connells**

Culver Cottages  
Cattistock Dorchester



## Property Description

A charming and beautifully extended three-bedroom character home set in the heart of the picturesque village of Cattistock. Blending original features with tasteful modern design, this property offers warm, inviting accommodation with generous living space and a superb rear garden.

The ground floor combines characterful elements—including exposed beams and period detailing—with contemporary touches introduced through a thoughtfully planned extension. The spacious accommodation provides versatile living areas, ideal for both family life and entertaining.

Upstairs, the home offers three well-proportioned bedrooms, each enjoying its own individual charm. Externally, the property boasts a generous rear garden, offering an idyllic setting for outdoor dining, gardening, or simply enjoying the peaceful village surroundings. The home also benefits from access to a shared garage, providing useful storage.

Situated in a highly sought-after Dorset village, this unique home combines period charm with modern comfort—perfect for those seeking character, space, and village living.

## Ground Floor

### Entrance Hall

The front door leads into the entrance hall with a double glazed window to the front aspect, the consumer cupboard, stairs to the first floor and a door to the inner hallway / study.

### Inner Hallway / Study

A door from the entrance hall leads into the inner hallway /study area with an electric storage radiator, an understairs cupboard, a telephone point and doors leading to the lounge, the kitchen, the cloakroom and the rear garden.

### Lounge

A door from the inner hallway leads into the lounge with double glazed window to the front aspect, an electric storage radiator, an open fireplace and character beams.

### Kitchen

A door from the inner hallway leads into the kitchen with base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob, an integrated dishwasher, space for a fridge freezer, underfloor heating, a telephone point, a double glazed window to the rear aspect and a single glazed skylight.

## Cloakroom

A door leads from the inner hallway into the cloakroom with a WC, a wash hand basin, an extractor fan, plumbing for a washing machine and a double glazed window to the rear aspect.

## First Floor

### First Floor Landing

Stairs lead up from the ground floor entrance hall to the first floor landing with a cupboard and doors to the bathroom and the three bedrooms.

### Bedroom 1

A door leads from the first floor landing into bedroom 1 with a window to the front aspect, fitted wardrobes, an electric storage radiator and a telephone point.

### Bedroom 2

A door leads from the first floor landing into bedroom 2 with a double glazed window to the rear aspect, built in wardrobes, an electric storage radiator, an airing cupboard and access to the part boarded loft which further benefits from lighting and power.

### Bedroom 3

A door leads from the first floor landing into bedroom 3 with a window to the front aspect and an electric storage radiator.

## Bathroom

A door leads from the first floor landing into the bathroom with a WC, a wash hand basin, a electric heated towel rail and a bath with a shower above.

## Outside Space

### Rear Garden

A door from the inner hallway leads onto the rear garden which has a lawn, areas laid to gravel, flower beds, a shed and a pond.

## Garage

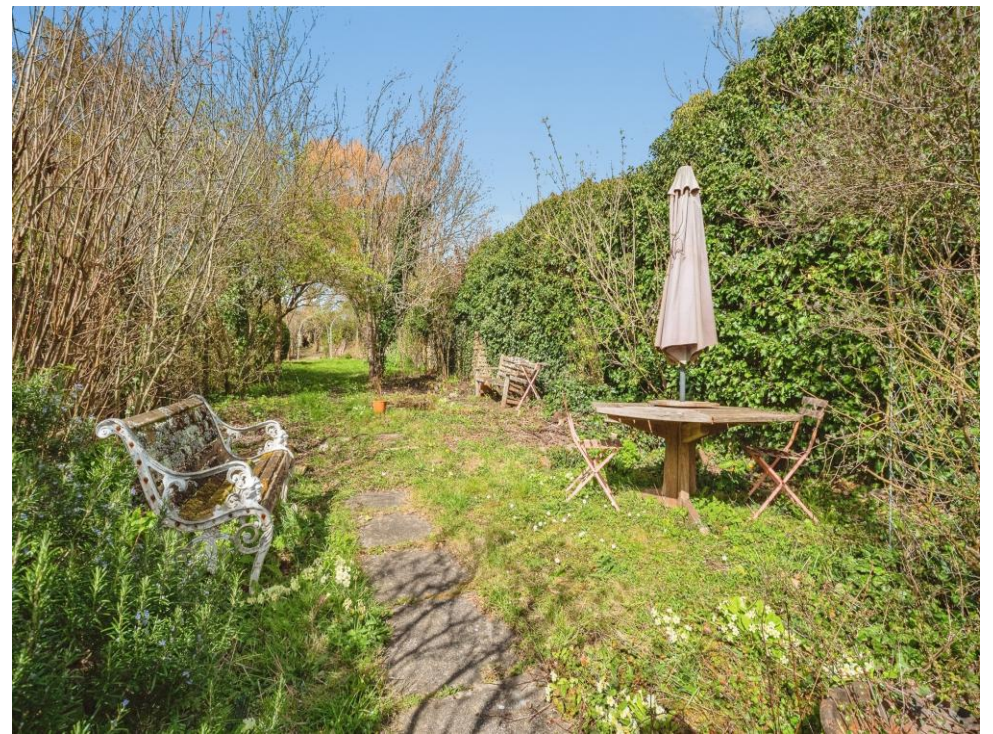
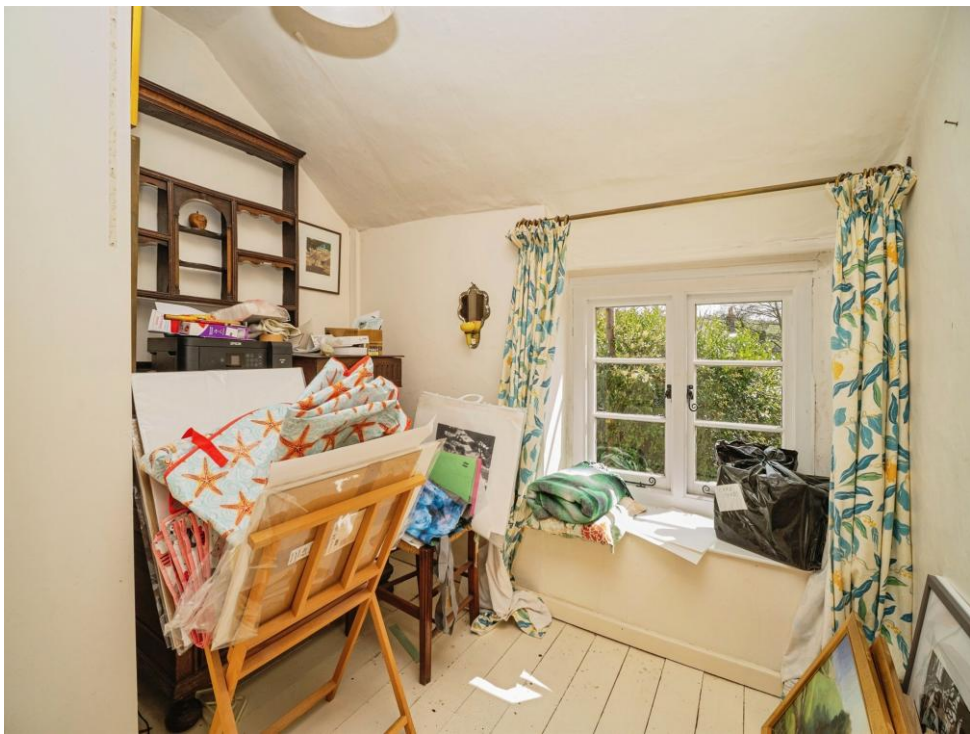
18' x 16' 1" ( 5.49m x 4.90m )

The double garage with an up and over garage door is accessed via a public footpath and is shared with a neighbour.

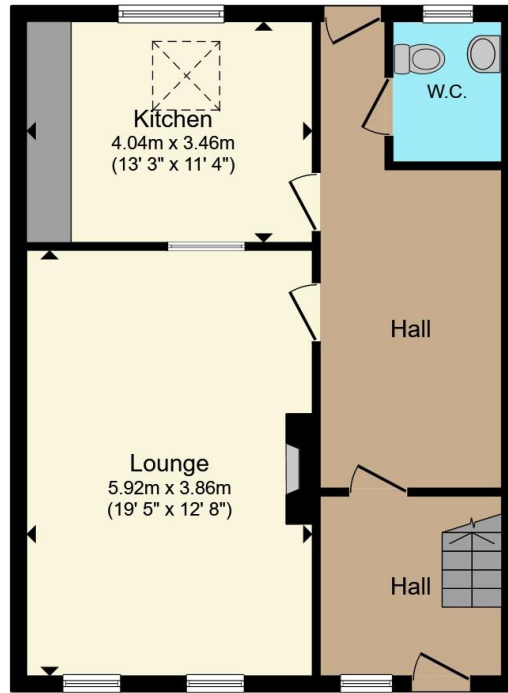
## Parking

Further on street parking is available in the vicinity.

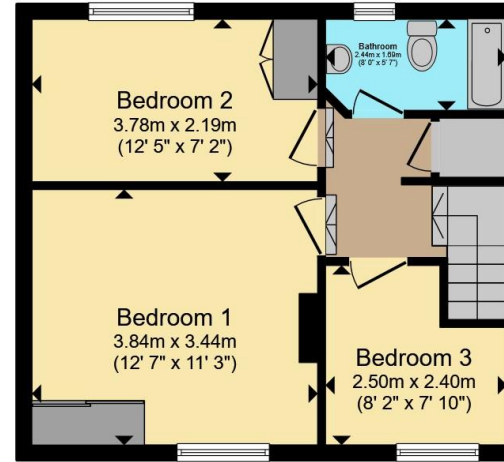








**Ground Floor**



**First Floor**

Total floor area 92.7 m<sup>2</sup> (998 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/DCH309051](http://connells.co.uk/Property/DCH309051)**



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