



**Cornerways, Chedington Lane, Mosterton, Beaminster DT8 3HL**

fox & sons

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## **Cornerways, Chedington Lane, Mosterton, Beaminster**

A well presented semi-detached Grade II Listed character cottage situated in the popular village of Mosterton. The property, which is being sold with the benefit of no onward chain, offers the benefit of annex accommodation. Outside there is a good size enclosed garden and driveway for two vehicles.



## Ground Floor

### Entrance Porch

Single glazed door to front. Two side aspect single glazed windows.

### Cloakroom

Fitted with a WC and wash hand basin. Flagstone floor.

### Side Porch

Single glazed doors to front and rear. Flagstone floor. Radiator.

### Living Room

16' 2" plus door recess x 12' 7" max ( 4.93m plus door recess x 3.84m max )

Single glazed door to front. Front aspect single glazed window. Multi-fuel stove with back boiler. Wall lights. Wooden floor.

### Dining Room

16' 3" max x 8' 4" plus recess ( 4.95m max x 2.54m plus recess )

Front aspect single glazed window. Feature fireplace. Wall lights. Wooden floor. Electric heater.

### Kitchen

12' 11" plus door recess x 7' 10" ( 3.94m plus door recess x 2.39m )

Side aspect single glazed window. Fitted base and wall units. Work surfaces incorporating a sink. Tiled splashbacks. Built-in electric oven and hob with cooker hood over. Space and plumbing for washing machine. Tiled floor.

## First Floor

### Landing

Wooden floor. Electric heater.

### Bedroom 1

20' 5" x 11' 8" ( 6.22m x 3.56m )

Side aspect single glazed window with secondary glazing. Single glazed skylight. Fitted cupboards. Wooden floor. Electric heater.

### Bedroom 2

13' 11" x 9' 2" max ( 4.24m x 2.79m max )

Front aspect single glazed window. Fitted cupboard. Fitted carpet. Radiator.

### Bedroom 3

9' 7" x 8' 9" plus door recess ( 2.92m x 2.67m plus door recess )

Front aspect single glazed window. Fitted carpet. TV point. Radiator.

### Bathroom

Side aspect single glazed window. Fitted with a suite comprising a panelled bath with electric shower over, wash hand basin and WC. Part tiled. Wooden floor. Towel heater.

## Annex

### Living Space / Bedroom

17' 11" max x 16' 6" max ( 5.46m max x 5.03m max )

Four front and rear aspect double glazed windows.

Single glazed door to front. Log burner. Fitted base and wall units Built-in electric oven and hob with cooker hood over. Work surfaces incorporating a sink. Tiled splashbacks. Integrated fridge and dishwasher. Space and plumbing for washing machine. Pull out bed. TV point. Access to loft. Stone floors.

### Shower Room

Side aspect double glazed window. Fitted with a walk-in shower, vanity wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Stone floor.

### Outside

The enclosed rear garden is laid to lawn with shrubs and a patio. Garden shed/ workshop with hard flooring and power. A driveway provides parking for two cars.



Ground Floor

First Floor

Second Floor

Annexe

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.focalagent.com](http://www.focalagent.com)



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## Cornerways, Chedington Lane, Mosterton, Beaminster

- Three Bedrooms Character Cottage
- Driveway For Two Cars
- Two Reception Rooms
- Grade II Listed
- Gardens With Shed/ Workshop
- Versatile Annex Accommodation

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: D

# £350,000



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Property Ref:  
CRK106292 - 0007

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Please note the marker reflects the postcode not the actual property



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