



165 High Street, Fortuneswell – DT5 1JH

In Excess of **£260,000**





165 High Street

Fortuneswell, Portland

Charming Grade II listed 2-bed cottage with period features, modern decor, large rear garden, sea views, and proven holiday let success. Close to coastal walks, village shops, and pubs.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 2 bedroom character cottage
- Recently decorated throughout
- Large rear garden benefitting Sea Views
- Successful Holiday let location
- Grade II listed property with original features
- Beautifully located for coastal walks.
- Fully Stoned tiled ground floor and feature Portland stone build
- Al Fresco dining area with Sea views





Living room

11' 1" x 9' 8" (3.38m x 2.94m)

A dual aspect reception flooded with natural light via the two side aspect sash windows and four further sash windows creating wall to wall outlook onto the rear garden, a central chimney stack with feature fireplace creates a focal point. Tiled flooring continues the character.

Kitchen

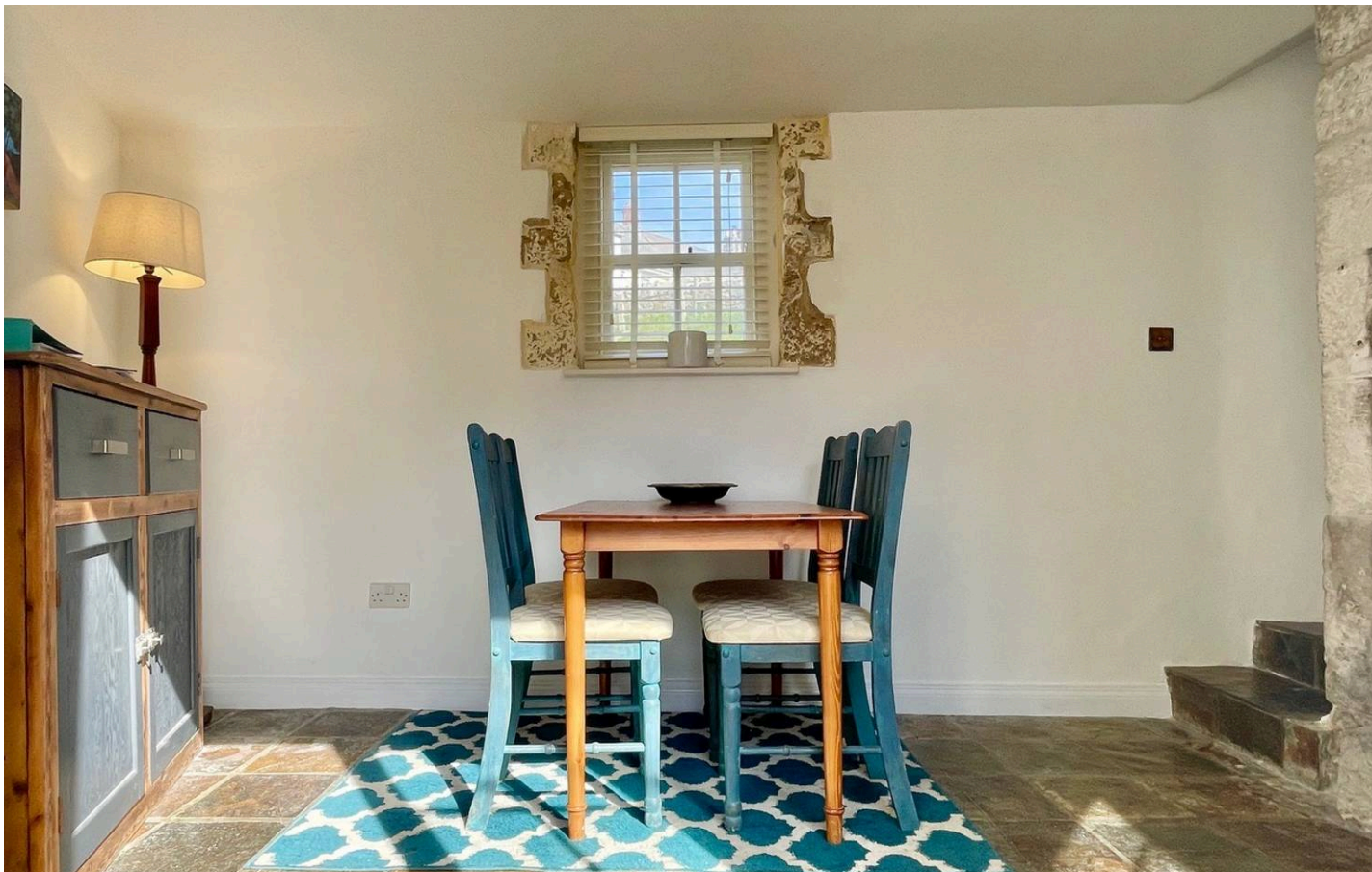
8' 8" x 6' 3" (2.63m x 1.91m)

A rear aspect kitchen featuring a range of eye and base level units with space for white goods under counter, an ingress composite sink with a stainless mixer tap, a sash window looking onto the charming rear garden a striking brushed copper effect feature wall, space for fridge freezer and the vaillant combination boiler mounted on the wall.

Dining Room

This dual aspect, front and rear, dining room is very light and airy with attractive stone floor tiles. A large wood burner sits within an exposed portland stone wall and chimney breast while patio doors open onto a gravelled outside seating area and further light enters via a wooden sash window with exposed stonework surround.





First floor landing

4' 4" x 3' 8" (1.32m x 1.11m)

Stairs lead to the first floor landing which features attractive wooden floorboards and doors opening into both bedrooms in addition to the bathroom.

Bedroom one

9' 7" x 11' 1" (2.93m x 3.39m)

A dual aspect double bedroom with two wooden sash windows overlooking the rear garden, wooden floor boards, a central chimney stack with space both side for freestanding wardrobes.

Bedroom two

12' 10" x 9' 4" (3.90m x 2.85m)

A dual, front and rear, aspect double bedroom featuring two wooden sash windows, both with secondary glazing, a central chimney stack creating a focal point while attractive wooden floorboards continue from the first floor landing.

Bathroom

6' 8" x 9' 3" (2.03m x 2.83m)

A side aspect, fully tiled bathroom featuring an obscured window, wall hung wash basin with stainless mixer tap, walk in shower with handheld attachment, a door opening into a large storage cupboard and a low level w/c.



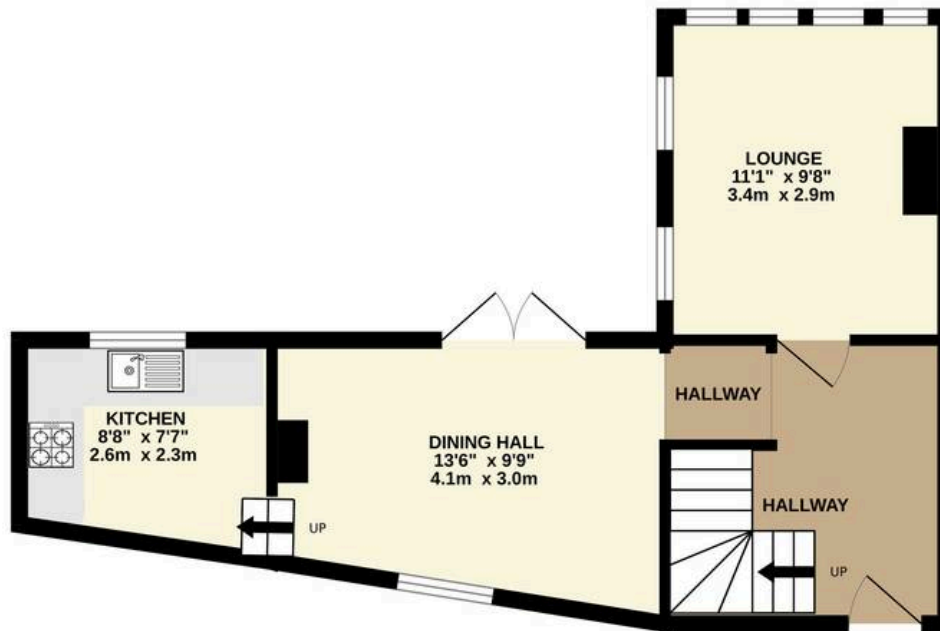


REAR GARDEN

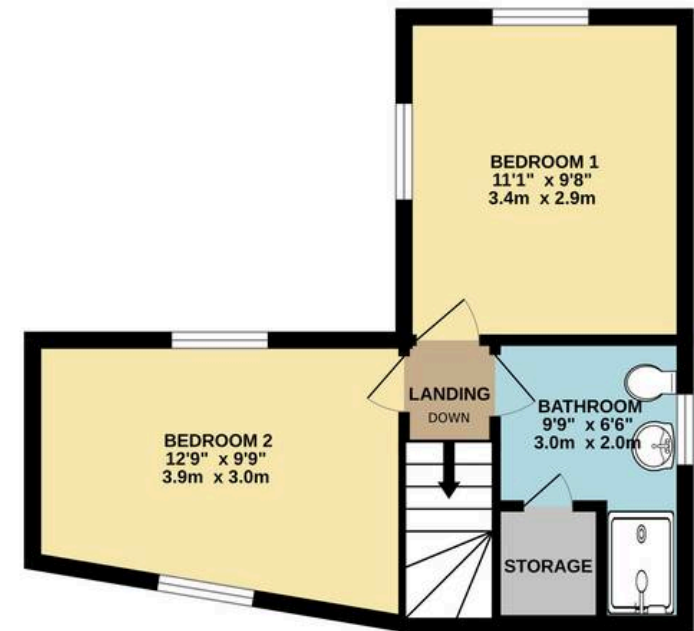
A generously proportioned and immensely charming garden with stunning sea views. Upon entering the via glazed French doors in the dining room a gravel laid area provides excellent seating/alfresco dining space with steps leading up onto the raised portion of the garden. A further gravel laid area features a secure wooden gate providing side access and two steps lead up onto the lawn. To the west stunning sea views can be enjoyed, while attractive Portland Stone walls and wooden fences enclose the space while patio stepping stones lead to a gravel laid pathway leading back to the lower garden level. The entirety of the space is adorned with a variety of mature shrubbery, a palm tree and characterful Portland architecture.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements & Floorplans All measurements and room dimensions are approximate and quoted for guidance only. Floorplans are provided for illustrative purposes only; they are not to scale and must not be relied upon as precise representations of layout or size. **Fixtures & Appliances** No appliances, central heating systems, services, or specific fittings referred to within these particulars have been tested by the agent. Intending purchasers are strongly