



High Street

Fortuneswell Portland, DT5 1JH



Asking Price
£260,000 Freehold



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- Grade II Listed Period Cottage
- Beautifully Presented Throughout
- Generous Character & Period Charm
- Characterful Lounge
- Modern Fitted Kitchen
- Two Well-Sized Bedrooms
- Private Courtyard
- Accommodation Arranged Over Three Floors
- Excellent Holiday Home Potential
- No Onward Chain





A BEAUTIFULLY PRESENTED GRADE II LISTED PERIOD COTTAGE, OFFERING A WEALTH OF CHARACTER, CHARM AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS. Ideally suited as a permanent home, holiday retreat or coastal getaway, this delightful mid-terrace property combines traditional features with comfortable modern living and is offered to the market with NO ONWARD CHAIN.



On entering the property, you are welcomed into a characterful lounge, providing a comfortable and inviting reception space. The room offers a real sense of warmth and homeliness,



with period features adding to the property's individual charm. The cottage has been beautifully presented throughout, making it ready for a new owner to move straight into and enjoy.

To the rear of the ground floor is the kitchen, which is well arranged with a range of fitted units and work surfaces, together with space for the necessary appliances. The kitchen benefits from plenty of natural light and provides a practical area for everyday cooking and entertaining. There is also useful access leading towards the rear courtyard.

The first floor provides a well-proportioned bedroom, together with a separate shower room. The bedroom is a lovely space with the character of the property continuing throughout, while the shower room provides a modern and practical suite.



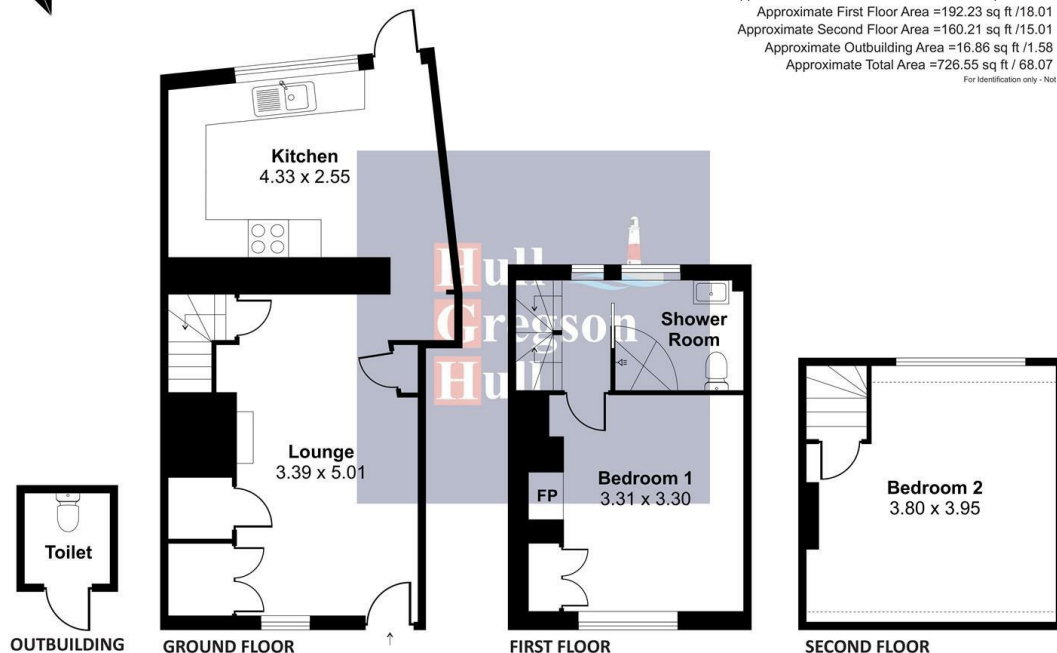
A further staircase leads to the second floor, where you will find the second bedroom. This generous room occupies the top floor of the cottage and offers a peaceful and private space, making it ideal as a principal bedroom, guest bedroom or even a comfortable home office depending on the new owner's requirements.

Outside, the property benefits from a small, private courtyard, providing a pleasant space to sit and enjoy the outdoors without the maintenance associated with a larger garden. The courtyard also gives access to a useful outbuilding, complete with WC, offering excellent additional versatility and storage.



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Approximate Ground Floor Area = 357.25 sq ft / 33.47 sq m
Approximate First Floor Area = 192.23 sq ft / 18.01 sq m
Approximate Second Floor Area = 160.21 sq ft / 15.01 sq m
Approximate Outbuilding Area = 16.86 sq ft / 1.58 sq m
Approximate Total Area = 726.55 sq ft / 68.07 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Lounge
11'1" x 16'5" (3.39 x 5.01)

Kitchen
14'2" x 8'4" (4.33 x 2.55)

Bedroom 1
10'10" x 10'9" (3.31 x 3.30)

Bedroom 2
12'5" x 12'11" (3.80 x 3.95)

Shower Room

Toilet

Additional information

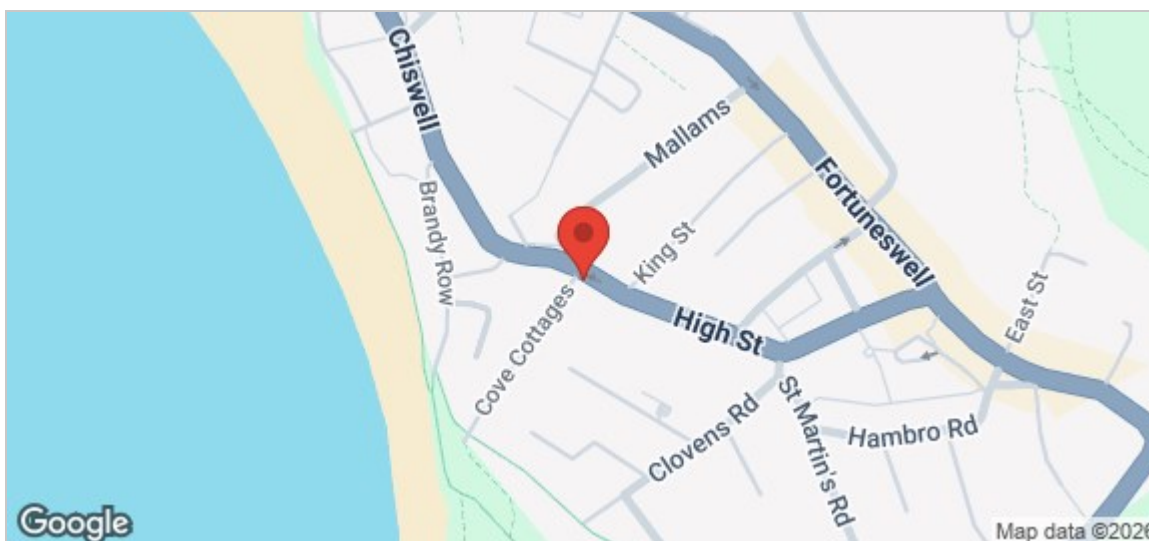
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid-Terrace Cottage
Property construction: Standard Grade II Listed
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	