



Connells

Vyse Barn Cottages
Warmwell Dorchester



Property Description

A charming three-bedroom character cottage with a south-facing garden, detached barn, private meadow and woodland, occupying a delightful rural setting with far-reaching countryside views and all being sold with vacant possession.

The property welcomes you via an entrance porch, leading into a cosy living room featuring a log burner and direct access to the rear garden—perfect for both relaxing evenings and entertaining. The dual-aspect fitted kitchen enjoys plenty of natural light and is equipped with a range of wall and base units, integral electric hob and oven, and space for additional appliances.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

Externally, the front garden is laid to stone for ease of maintenance and provides gated access to the property. The rear garden is thoughtfully arranged with a stoned seating area, a brick pathway leading through a lawned section, and a decked area ideal for outdoor dining and enjoying the surrounding countryside views.

Further benefits include gated parking and a versatile outbuilding, offering excellent potential for use as a home office, workshop, garage, or an annex.

Uncommonly, the property is sold with additional parcels of land, including a separate meadow and a further section of woodland, making this an ideal purchase for those seeking a lifestyle property with space, privacy, and rural appeal.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a double glazed window to the side aspect, a skylight, a radiator, a door to the cloakroom and an opening into the sitting room.

Sitting Room

The entrance hall opens into the sitting room with a double glazed window to the rear aspect, a log burner, doors leading to the rear garden and to the kitchen / breakfast room and stairs up to the first floor.

Kitchen / Breakfast Room

A door from the sitting room leads into the fitted kitchen / breakfast room which has a range of wall and base units with worksurfaces over, a larder, an asterite sink and drainer, an electric oven and hob with a cookerhood over, a radiator and space for a dishwasher and a fridge freezer. Double glazed windows to the front and rear aspects enjoy countryside views.

Cloakroom

A door from the entrance porch leads into the cloakroom with a WC, a wash hand basin and a double glazed window to the front aspect.

First Floor

First Floor Landing

Stairs lead from the sitting room up to the first floor landing with access to the loft and with doors to the bathroom and all three bedrooms.

Bedroom 1

A door from the first floor landing leads into bedroom 1 with two double glazed windows to the rear aspect enjoying countryside views. Bedroom 1 also has built in wardrobes and a radiator.

Bedroom 2

A door from the first floor landing leads into bedroom 2 with a double glazed window to the front aspect, built in wardrobes and a radiator.

Bedroom 3

A door from the first floor landing leads into bedroom 3 with a double glazed window to the rear aspect enjoying countryside views and a radiator.

Bathroom

A door from the first floor landing leads into the bathroom with a WC, a wash hand basin, a heated towel rail, a freestanding bath and a double glazed window to the front aspect.

Outside Space

Front Garden

The gated front garden is laid to gravel.

Rear Garden

A south-facing garden enjoying far-reaching countryside views is reached from a door to the rear of the sitting room. The garden has areas of gravel, a decked area reached via a brick path and areas laid to lawn.

Barn

A substantial detached barn with mezzanine level currently arranged as a gym and home office, offering excellent versatility for remote working, hobbies, storage or workshop use.

Parking

A gated, gravel driveway leading to the barn provides parking for multiple vehicles.

Meadow

Beyond the main garden is a gated meadow with delightful views across neighbouring grazing farmland. The meadow benefits from a potting shed, a substantial parking area, and installed services including electricity, water and fibre broadband.

This versatile space offers exceptional potential for a range of lifestyle uses, making it a particularly attractive feature of the property.

Woodland

An additional area of private woodland is included within the sale, providing a rare opportunity to enjoy your own natural woodland environment.





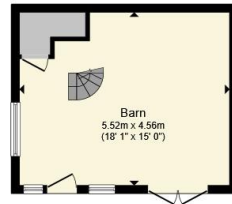




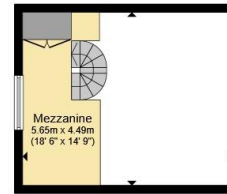
Ground Floor



First Floor



Barn Ground Floor



Barn - Mezzanine First Floor

Total floor area 139.4 m² (1,501 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

Connells

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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