

9 High Street

Toller Porcorum

OIEO £270,000

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9 High Street
Toller Porcorum, DT2 0DN







Offered for sale with no onward chain, and set within an Area of Outstanding Natural Beauty, is this charming two-bedroom cottage located in the quiet village of Toller Porcorum. The accommodation is made up of a reception room, office/reception room, ground floor W/C, kitchen/diner, two double bedrooms and family bathroom. Furthermore, there is a good-sized enclosed garden. EPC rating F.

The village of Toller Porcorum is situated in a valley along the banks of the River Hooke. The village has an active village hall and church, a Post Office and is surrounded by beautiful countryside, designated as an area of outstanding natural beauty. The Dorset Wildlife Trust centre is located in nearby Kingcombe and there are a number of lovely walks all around the area. Maiden Newton is situated 2.5 miles from the village and also boasts a broad range of facilities including a public house, grocers, doctors' surgery, restaurant, junior school, garage and railway station. Historic Beaminster is 6.5 miles away with further amenities, including a secondary school, shops and restaurants. The market towns of Crewkerne, Yeovil and Bridport/West Bay are also within easy reach, together with the historic county town of Dorchester and the stunning Jurassic coast, a World Heritage Site on the English Channel coast of southern England.








Entrance to the property is via a characterful front door opening into the reception room, a wonderful space benefitting from a charming wood-burning stove. The room is finished with engineered oak flooring which flows through to the second reception room/office. From there, an opening leads to the kitchen/diner. There is also a ground floor WC and stairs rising to the first floor.

The property has been extended by the current owner to create a light and airy kitchen/diner. The kitchen area is fitted with wall and base level units with work surfaces over. The is a 1½ bowl sink and drainer with mixer tap and space for free-standing cooker. Sliding doors provide direct access, and overlook the enclosed rear garden. The room is finished with a wood effect laminate flooring.

The style and character continues onto the first floor where the two bedrooms and bathroom are situated. Both bedrooms are double in size, with the principal room benefitting from front-aspect windows and fitted storage. The second bedroom received natural light via a rear aspect Velux window.

The family bathroom is fitted with a suite comprising of a panel enclosed bath with electric shower attachment over, WC and hand basin with a rear aspect Velux window. The room is finished with fully tiled walls and cork flooring.

Externally, the property has an attractive and good-sized enclosed rear garden which is mainly laid to lawn with an area of patio abutting the property. The garden is bordered with an array of mature plants.

Mobile and Broadband:
At the time of the listing, standard and superfast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit https://checker.ofcom.org.uk

Services:
Mains electricity, water and drainage are connected.
Electric fired central heating.

Local Authorities:
Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-term-flood-risk.service.gov.uk/risk#

Agents Note:
This property cannot be rented at its current EPC rating.

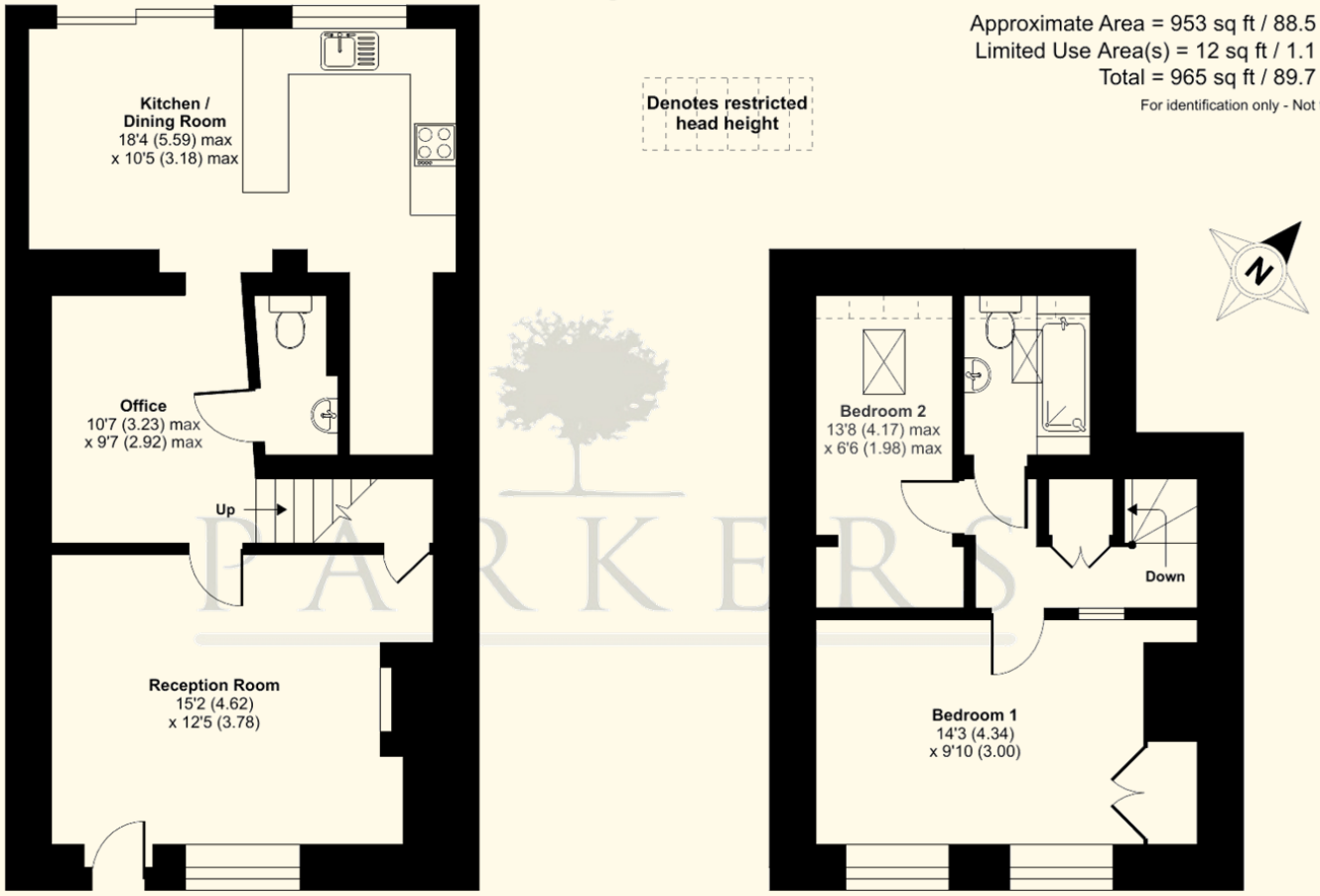
There is a Right of Access to the garden via the neighbour's garden.

The property serves as a servient/support a small section to the neighbours flying freehold.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

High Street, Toller Porcorum, Dorchester, DT2

Approximate Area = 953 sq ft / 88.5 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Total = 965 sq ft / 89.7 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Parkers Estate Agents. REF: 1162554

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