West Street

Abbotsbury

OIEO £250,000

PARKERS
PROPERTY CONSULTANTS & VALUERS

A charming Grade II Listed thatched character property, originally a boat-house and then a Forge, situated in the picturesque and highly sought-after village of Abbotsbury. Set within a Conservation Area and an area of outstanding natural beauty, the property enjoys a stunning rural setting surrounded by beautiful countryside. Offering two double bedrooms and spacious, versatile accommodation, the property retains a wealth of original character including exposed wooden beams, wooden flooring and a feature fireplace with log burner. The attractive rear garden enjoys sunshine throughout the day and benefits from delightful sea views and views towards St Catherine’s chapel. The property also benefits from an exclusive right to use one generous allocated parking space.

West Street is situated within the coastal village of Abbotsbury, well known for its Swannery and Tropical Gardens, St Catherine's Chapel and Chesil Beach. Abbotsbury is an attractive and historic village surrounded by beautiful rolling countryside, designated as an Area of Outstanding Natural Beauty. There is an expanse of amenities, including two public houses, a post office and general store, a farm shop and art galleries and tea shops.

The property is approached via a shared driveway and opens into a welcoming entrance hall, providing access to all of the ground floor accommodation. The ground floor WC has been recently updated within the last year and comprises a WC and wash basin. The living room is spacious and characterful, featuring a striking fireplace with log burner and exposed wooden beams. A door leads through to the dining room, which enjoys further exposed beams and a pleasant outlook towards the rear of the property.

The kitchen has been designed in a charming cottage style, with a range of wall and base level units and the added benefit of a pantry. The room is presented with vinyl flooring, exposed beams and a composite sink with drainer. Integrated appliances include a double oven and four-ring electric hob, with additional space provided for other white goods. A door provides access to the utility area which, in turn, leads to the rear garden.

Stairs rise to the first floor, where there are two well-proportioned double bedrooms. The principal bedroom is a particularly light, benefiting from two built-in wardrobes. Bedroom two also offers built-in storage. An airing cupboard houses the hot water tank.

The bathroom comprises a bath with shower over, newly fitted WC and wash basin. The room is complemented by stylish vinyl flooring.

Externally, there is a rear garden, featuring a lawned area where there are delightful sea views and views towards the chapel. Stone steps lead up to a gravelled area providing a right of way for neighbouring cottages (the seller advises, in practice, this is utilised approximately once a year for oil delivery). The upper tier of the garden provides additional outdoor space and houses a useful garden shed. The property also benefits from an exclusive right to use a generous allocated parking space.

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

Tel: 01305 211970

Council tax band E.

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

Mobile phone service varies dependent upon your provider.

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

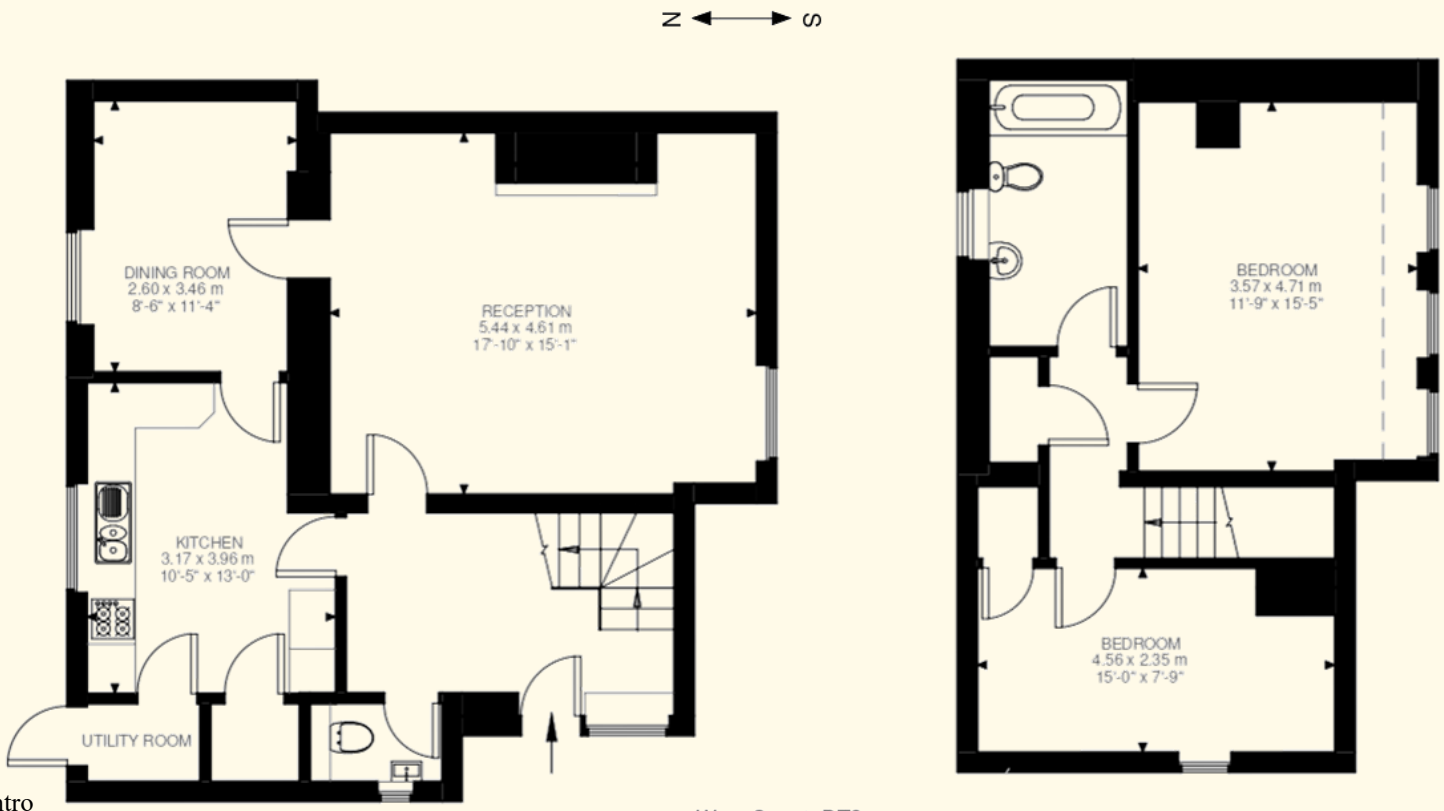
Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

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

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

Services:
Mains electricity and water are connected.
Electric storage heaters throughout.

Agents Notes:
There is a shared driveway.
There is an annual ground rent of £400.
Terms of Lease: 90 years from 25 December 1982. 46 years remaining.
The property can also be offered for sale with a 125 year lease for £310,000.
The property is held under a Good Leasehold Title, and buyers are advised to consult their conveyancers. A Good Leasehold Title indicates that while the validity of the lease itself is clear, the underlying freehold evidence wasn't fully deduced at registration.



Ground Floor
706 ft²

West Street, DT3
Approximate Gross Internal Area
108.62 SQ.M / 1169 SQ.FT
KEY: CH = Ceiling Height
Restricted Head Height

First Floor
463 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.