



West End, Cattistock

OFFERED WITH NO ONWARD CHAIN is this detached bungalow, situated in an Area of Outstanding Natural Beauty and in the sought-after village of Cattistock. In need of modernisation, the property presents a fantastic opportunity for personalisation. Accommodation includes a spacious sitting room, kitchen/diner, two double bedrooms, and a bathroom. Occupying an elevated position on a generous 0.26 acre plot, the property enjoys views of the surrounding countryside. Outside, there are lawned gardens to both the front and rear, along with a brick-built single garage and driveway providing off-road parking. EPC rating F.

Offers in excess of £340,000

Situation

Holmeleigh is located in the charming and sought-after village of Cattistock, ideally positioned within reach of Bridport, Yeovil, and the County Town of Dorchester. Cattistock is known for its welcoming and active community and is home to a historic 400-year-old pub, a village shop and post office, a village hall, football and cricket pitches, and a well-regarded lawn tennis club. The nearby towns provide a wide range of shopping, dining, and leisure facilities, along with museums and regular markets.

Accommodation

Entrance

Upon entry to the property, you are taken through to a porch area, creating the perfect spot to decant outdoor wear before heading into the property's hallway.

Sitting Room

The sitting room is a generously-sized and welcoming space, filled with natural light thanks to two front aspect bay windows and a focal point of the room is the attractive brick fireplace.

Kitchen/Diner

The kitchen/diner is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Space is allocated for appliances and dining furniture if desired.

Bedrooms

Both bedrooms at the property are double in size and receive plentiful natural light via a side and/or rear aspect window.

Bathroom

The bathroom is furnished with a suite comprising a panel enclosed bath, WC and wash hand basin.

Outside

Outside, the property benefits from a sizeable rear garden, offering a mix of mature trees, shrubs, and plants. A paved patio area directly abuts the property, providing a pleasant spot to place a bench to enjoy the garden. The front garden is mainly laid to lawn, bordered with established shrubs and trees. To the side, a driveway provides off-road parking and leads to a brick-built detached garage with double doors that open outwards.

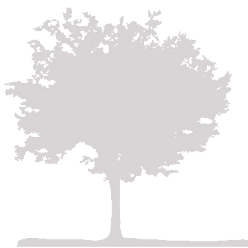
Agents Notes

Please note the property is sold as seen.

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#>



Broadband and Mobile Service

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Services

Mains electricity and water are connected. Radiators fired by oil Rayburn and septic tank.

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

We are advised that the council tax band is D.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

Stamp Duty

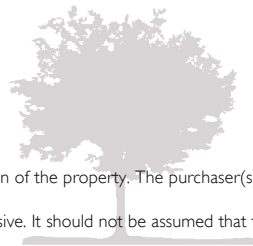
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

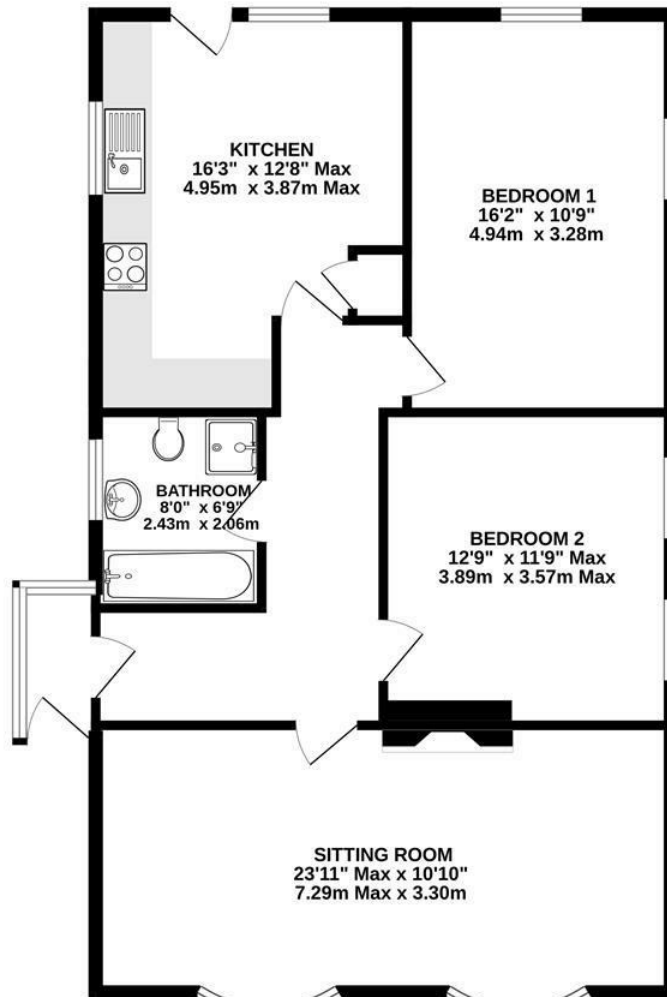
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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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