



Down Farm Cottage
Bincombe Down





A RARE OPPORTUNITY - A Spacious Six-Bedroom Home in an Area of Outstanding Natural Beauty, With Breathtaking Panoramic Countryside Views.

- Two Reception rooms
- Versatile office space
- Six bedrooms with stunning outlooks
- Kitchen / Breakfast room
- Ground floor WC
- Jack & Jill en-suite facilities
- Spacious modern family bathroom
- Upstairs hallway nook seating area
- West-facing rear garden with sunset views
- Shingled driveway providing off-road parking
- EPC Rating D

Summary:

A beautifully appointed, six-bedroom, detached family home, nestled within the protected landscape of the Dorset Area of Outstanding Natural Beauty with panoramic countryside and sea views with access to walks and cycling routes on the doorstep. Perfectly positioned between Weymouth and Dorchester, Bincombe Down is a peaceful rural setting and the ideal blend of rural charm and modern convenience. This prime location offers the tranquility of the countryside with quick access to amenities, transport links, is within the catchment area of the highly regarded Prince of Wales School and cultural life of both towns. Weymouth's charming harbour and sandy beaches are just moments away, while Dorchester boasts highly regarded schools and a rich array of shops, restaurants, and historical landmarks.





Ground Floor:

Upon entry, a small porch area provides access to the WC and an internal door leads to the property's hallway, which in turn, offers access to the kitchen/breakfast room and office. Bamboo wooden flooring and under floor heating continues throughout the majority of the ground floor.

The versatile office space offers exceptional flexibility to suit a variety of needs.

Located to the rear of the home is the charming kitchen/breakfast room, a good-size space benefitting from a lovely outlook and direct access onto the rear garden. The kitchen itself has been fitted with a range of two-toned wall and base level units with wooden worksurfaces over and tiled splash back. Appliances include a free-standing Calor gas cooker and dishwasher (both will stay) and there is space for a washing machine.

An opening leads through to the dining room, a light and airy space with French doors that, when opened, flood the room with natural light and invite a seamless flow between the garden and living areas.

The living room features generous proportions and is enhanced by a central wood burner, creating a cosy and welcoming aspect.



First Floor:

On the first floor, four of the six bedrooms and the family bathroom are situated.

All four bedrooms are double in size and benefit from a front, side or rear aspect window, whilst bedrooms one and two additionally benefit from Jack and Jill en-suite shower room facilities. Bedroom one is also accompanied by a rear aspect Juliet balcony, enjoying stunning views over the countryside.

The family bathroom has been tastefully furnished with a suite consisting of a free-standing bath with shower attachment, walk-in double shower, heated towel rail, WC and wash hand basin. The room is complete with wooden flooring.

Second Floor:

Located on the second floor are the remaining two bedrooms, another double room with bamboo wooden flooring and a front aspect window, and a single bedroom, currently utilised as a working space.

Outside:

An open garden to the rear allows the views of the rolling hills to be fully enjoyed and creates a peaceful and picturesque backdrop, with an expansive lawned area and paving abutting the property, providing an ideal spot for seating. A variety of shrubs and trees are offered throughout. To the side of the home, there is a further lawned area housing an old barn which previously had planning permission granted (now lapsed) to convert to a double garage and to the front of the home, there is a shingled driveway.





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#>



Services:

Mains electricity and gas are connected. Water is supplied via a metered connection shared with the farm. Drainage is to a private cesspit. Oil fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is E.

Broadband:

At the time of the listing, standard broadband is available.

Mobile service indoors is limited and likely, depending on the provider. Outdoors, the mobile service is likely.

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

Please note satellite internet with Starlink is currently installed.

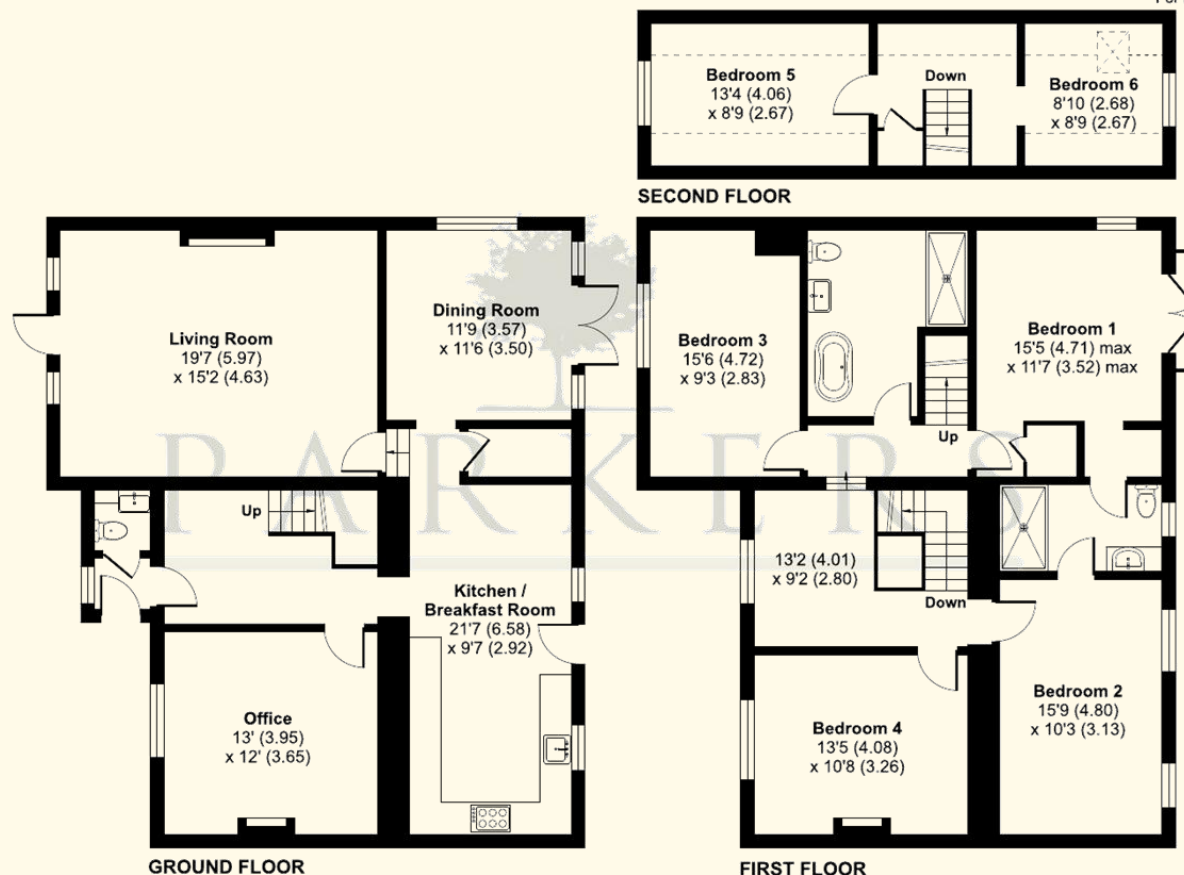
Bincombe Down, Weymouth, DT3

Approximate Area = 2274 sq ft / 211.3 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Total = 2381 sq ft / 221.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Parkers Estate Agents. REF: 1276972

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