

Eaves

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6 White Nothe Cottages

Holworth, Dorchester, DT2 8NJ

GUIDE PRICE: £395,000

A unique opportunity to purchase a two bedroom former Coastguard cottage in one of the most spectacular positions on Dorset's Jurassic Coast. Set approximately 100 metres back from the cliff edge, the cottage enjoys breathtaking panoramic views across Ringstead Bay and the English Channel beyond, offering an exceptional coastal setting that is rarely available.

TENURE — FREEHOLD



Overview

The cottage offers an entrance hall, kitchen/dining room, sitting room, cloakroom, two double bedrooms, a bathroom and a private garden with space to park at the bottom.

Key Features

- A FORMER COASTGUARD COTTAGE
- SPECTACULAR LOCATION
- SEA VIEWS
- KITCHEN/DINING ROOM
- SITTING ROOM
- CLOAKROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- PRIVATE GARDEN
- PARKING



Immediate Area

White Nothe Cottages occupy an exceptional position above the cliffs between Ringstead Bay and Durdle Door, enjoying breathtaking views towards Portland and across the English Channel.

Holworth itself is a small hamlet of scattered private houses, centred around the charming clifftop chapel of St Catherine's by the Sea.

Much of the surrounding land is owned by the National Trust, providing miles of unspoilt coastline to explore. There is a popular café at Ringstead, together with a network of footpaths leading down to the beaches below. Of particular note, and directly opposite the cottage, is the Smuggler's Path, which takes you straight down to the shore. There is also a spectacular clifftop walk of around 1.5 miles to The Smuggler's Inn at Osmington Mills.





The village of Owermoigne lies approximately 2.5 miles to the north and offers The Wild Partridge Farm Shop, a favourite of our clients and renowned for its excellent selection of fresh local produce, together with a village hall, cricket club and church.

Winfrith Newburgh is just over 3 miles away and has The Jurassic Coast Farm Shop, known for its superb butchery counter and extensive wine selection, as well as a village shop and post office, a pub, pre-school, primary school, church and village hall.

The county town of Dorchester (6.5 miles), along with Weymouth (10 miles) and Wareham (10.5 miles), provide a wider range of shops, restaurants, supermarkets and leisure facilities. Mainline railway stations at Dorchester, Weymouth, Wool (5.5 miles) and Moreton (6 miles) offer regular services into London.

From the doorstep there are endless opportunities for walking, wild swimming, fossil hunting and a variety of watersports. Lulworth Cove and Durdle Door are only a few miles away along the spectacular Jurassic Coast, making this one of the finest stretches of coastline in the country.







The House

The cottages at White Nothe were built in the early 1900s and comprise six former Coastguard cottages together with the Captain's House, all enclosed within a walled garden just 100 metres from the chalk cliffs.

The cottage is constructed of brick elevations beneath a slate roof and is completely off-grid. This is very much a place to escape the hustle and bustle of everyday life, a true retreat. A restrictive covenant prevents the cottage from being used as a holiday let, helping to preserve the peace and tranquillity of this remarkable setting. All seven cottages are privately owned and used as second homes.

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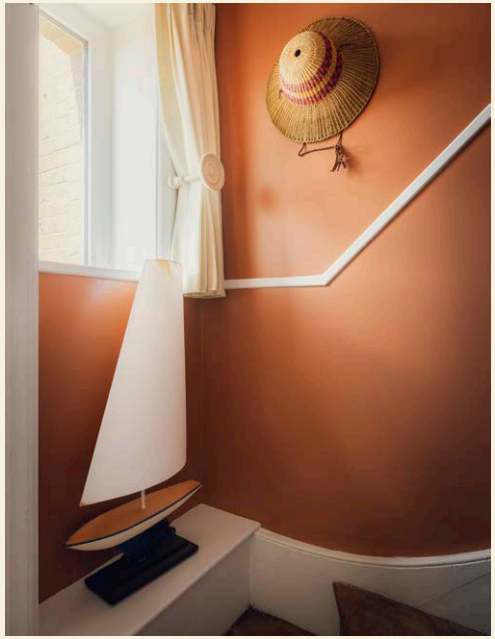
Interior

The front door, which is technically to the rear, takes you into a small entrance hall with a cloakroom/WC immediately on the right hand side which also houses the LPG boiler and a sink. To the left is the kitchen/dining room.

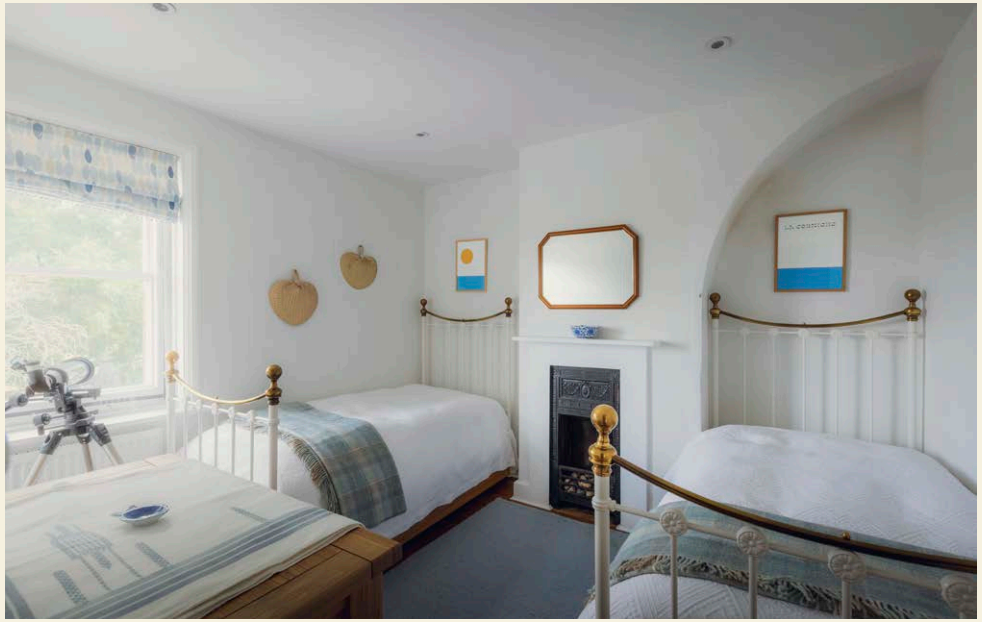
The kitchen is fitted with solid wood cabinets and granite worktops with a freestanding dresser and further original built-in cupboards, a Belfast sink, Rangemaster oven with gas hobs and room for a dining table.

Through the kitchen is the cosy sitting room. Sash windows to the front provide plenty of light and there is a woodburning stove for the winter months with built-in shelving and storage to either side.

A door from the sitting room takes you up the original staircase to the first floor. Here there are two double bedrooms and a shower room. The master bedroom makes the most of the exceptional views to the front and even has a sweet little reading nook to one side.



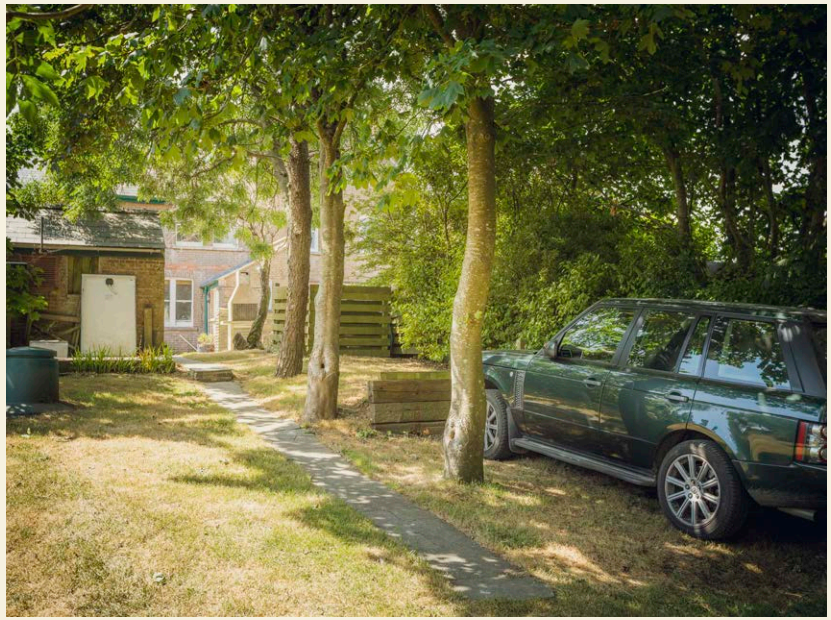




Outside

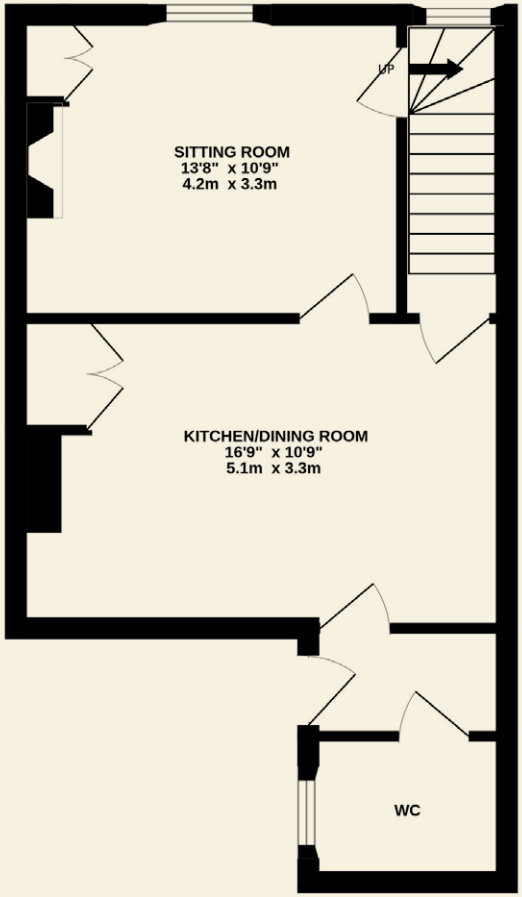
The cottages at White Nothe are enclosed within a walled garden. Each cottage has a right of way to their own private garden and parking area. At number 6 there is a terrace leading out from the front door with an outside oven. There is an original outbuilding housing the solar invertors, batteries, water pump etc. Beyond the terrace is a lawn and space to park.

In the evenings, when the South West Coast Path walkers have disappeared, you usually have the cliff edges to yourself. There is a fantastic spot, with a bench, looking down the coast to Durdle Door and Lulworth Cove.



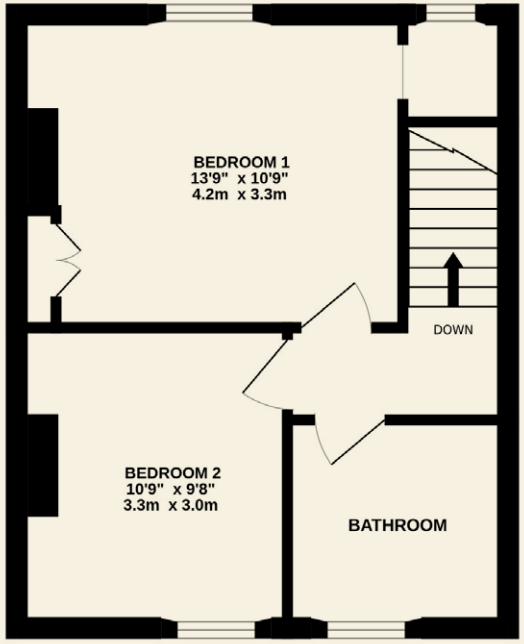
GROUND FLOOR

441 SQ. FT. / 41.0 SQ.M. APPROX



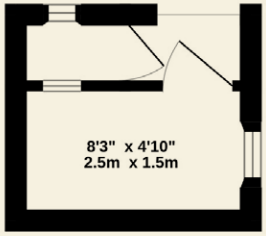
1ST FLOOR

378 SQ. FT. / 35.2 SQ.M. APPROX



OUTBUILDING 1/2

62 SQ. FT. / 5.8 SQ.M. APPROX



TOTAL FLOOR AREA

880 SQ. FT. / 81.8 SQ.M. APPROX

Floorplans

Services

The cottage is totally off grid. Water is supplied via a large HDPE water tank, to the side of the cottage, and is filled (depending on usage) approximately every 18 months.

There is a solar array capable of producing a 3kwh feed to a Sunny Boy inverter which is then controlled by a Victron Energy inverter that in turn communicates with a 9KVA HGI generator.

The solar feeds into a bank of 12 Hoppecke batteries. If the batteries drop to 40% the generator is designed to automatically kick in and charge the batteries to 85% before cutting out. There is a Victron app that allows you to monitor the battery levels and power that the solar is producing.

Central heating and hot water is via a Glowworm boiler connected to four 48kg LPG gas bottles. The boiler is controlled remotely via a Hive link. The log burner in the sitting room has a back boiler also providing hot water and warms the radiator in the bathroom as well. Drainage is via a septic tank shared with two other cottages.

Our clients find they have good internet coverage via a simple router and a sim card.

Further details are available on request.



Directions

We will arrange to meet you at The National Trust Ringstead Bay carpark where we can guide you to White Nothe Cottages.

WHAT 3 WORDS ///INFORMER.POSITION.BOAT

Local Authority

Dorset Council – Band B

Eaves Notes

For more detailed information about the cottage, how it is run and access please get in touch.

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SATURDAY:
09:00AM TO 1.00PM
SUNDAY:
BY APPOINTMENT

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by appointment only.

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