



Instinct Guides You



## Wakeham, Portland, DT5 1HW £275,000

- Charming Stone Cottage
- Elegantly Finished Throughout
- Spacious Contemporary Bathroom
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Three Bedrooms
- Storm Porch Entrance
- Vast Range of Nearby Amenities



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Situated in the heart of Wakeham on the Isle of Portland, this beautifully presented stone-built cottage perfectly balances period charm with modern comfort. Just moments from scenic coastal walks, the picturesque Church Ope Cove, and local amenities, the property offers three generously sized bedrooms, a contemporary bathroom, excellent storage, and a private stone-walled garden — ideal for family living or as a coastal retreat.

The home opens into a light and inviting dining room, tastefully decorated and centred around an attractive fireplace that brings warmth and character to the space. To the rear, the cosy living room provides a welcoming atmosphere, complete with a multi-fuel burner, fitted shelving, and a large window that fills the room with natural light - perfect for relaxing or entertaining. The extended kitchen sits beyond, thoughtfully designed with underfloor heating, shaker-style units, and sleek quartz-effect worktops. A rear door leads to the enclosed courtyard garden, bordered by traditional stone walls and enhanced by a newly added shed, with further potential for decking or an outdoor dining area.

Upstairs, the first-floor landing gives access to a spacious principal bedroom overlooking the front aspect, offering ample room for wardrobes and additional furnishings. The stylish bathroom at the rear features a modern suite comprising a bath with overhead shower, vanity unit, and heated towel rail.

The second floor accommodates two further bedrooms. The second bedroom is a bright and airy double with charming sloped ceilings and a front-facing window, while the third bedroom is beautifully finished in soft green tones and benefits from a skylight and useful eaves storage - making it equally suited as a guest room, home office, or creative studio.

Finished to a high specification throughout, this charming Portland cottage combines timeless character with contemporary living in a sought-after coastal setting.

**Dining Room 12'0" x 10'4" (3.66 x 3.15)**

**Living Room 13'3" max x 11'9" max (4.04 max x 3.60 max)**

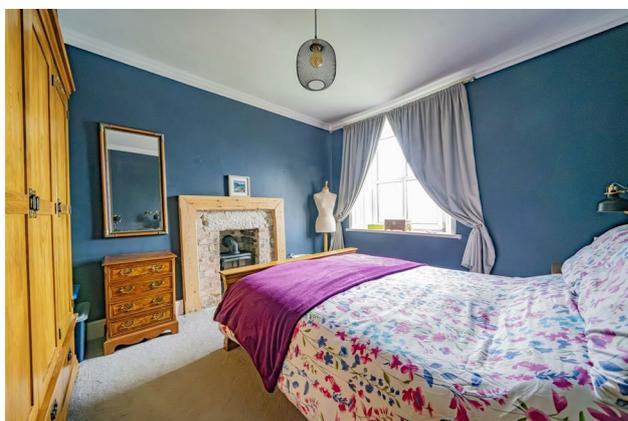
**Kitchen 16'0" x 6'2" max (4.88 x 1.90 max)**

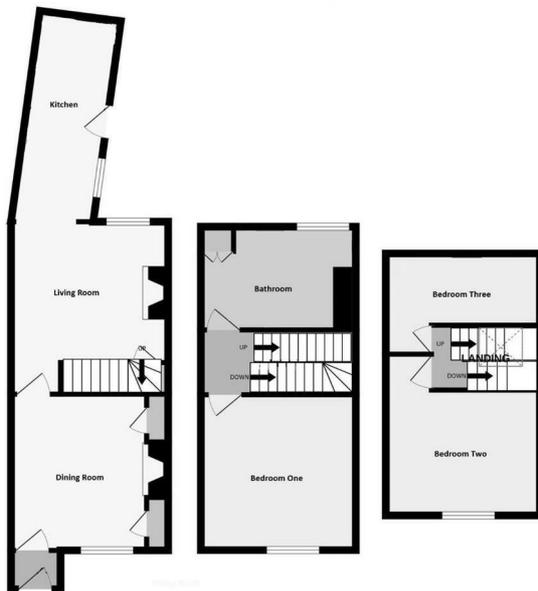
**Bedroom One 12'0" max x 10'4" max (3.66 max x 3.17 max)**

**Bedroom Two 10'9" max x 9'8" max (3.30 max x 2.95 max)**

**Bedroom Three 11'8" x 5'4" (3.58 x 1.65)**

**Bathroom**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>77</b>
<b>49</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	