



Instinct Guides You



Wakeham, Portland £265,000

- 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



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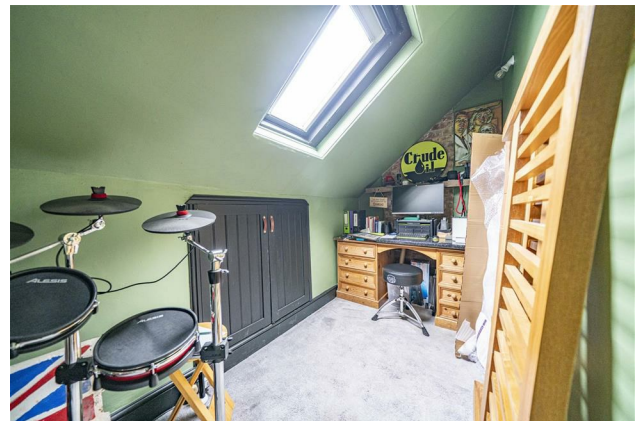
Situated in the heart of Wakeham on the Isle of Portland, this beautifully presented stone-built cottage perfectly balances period charm with modern comfort. Just moments from scenic coastal walks, the picturesque Church Ope Cove, and local amenities, the property offers three generously sized bedrooms, 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.



Room Dimensions

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)

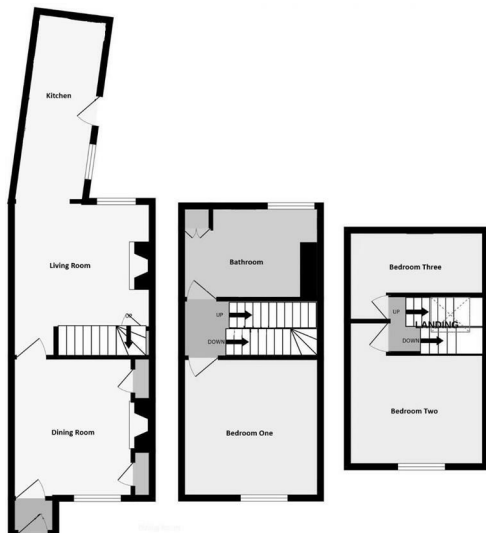
Kitchen 16'0" x 6'2" max (4.88 x 1.90 max)

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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	49
England & Wales	EU Directive 2002/91/EC

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

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