



15, High Street



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Toller Porcorum, Dorchester, DT2 0DN

Maiden Newton 2.4 miles. Hooke 2.8 miles. Bridport 8.4 miles.
Beaminster 9.5 miles.

A charming and substantial newly renovated detached period cottage with annexe wing and extensive gardens and grounds / paddock.

- Multi-generational living with annexe option
- 4 Reception rooms
- Kitchen/breakfast room
- Lovely village location
- Freehold
- 5 bedrooms
- 3 Bathrooms (1 en suite)
- Large gardens, paddock & stream (about 0.6 acres)
- Garage, parking and stable / field shelter
- Council Tax Band: G

Guide Price £800,000

THE PROPERTY

Hereward House is a substantial Grade II Listed cottage which is believed to date back to the late eighteenth century with more recent additions it has been subject to extensive yet sympathetic renovations to a very high standard, with great care taken to preserve the character features with exposed beams, window seats, cottage doors and an impressive inglenook fireplace very much in evidence. An attractive, quality finish has been carefully chosen with beautiful bathroom fittings, new floor coverings (including flagstone style flooring, fitted carpets and exposed natural floorboards), neutral Farrow & Ball decor and a fitted kitchen with solid oak work surfaces, integrated fridge/freezer and dishwasher and space for an Aga or range cooker.

The flexible accommodation is a key benefit of the property, which works well as a comfortable family home but also has scope to provide a self-contained annexe. The reception rooms are ideal for entertaining, particularly the kitchen/breakfast room with vaulted ceiling and double glass doors opening onto the rear garden, ideal for indoor/outdoor living and ensuring a wealth of natural light. The first floor is divided between the historic cottage, in which there are three charming bedrooms including the principle bedroom with an opulent en suite bathroom (from which stairs lead down to a private snug/study), and the more modern wing with two double bedrooms, a first floor reception room and bathroom.

With it's own front door and a utility room/kitchen on the ground floor, the modern wing is ideal for use as an annexe for multi-generation or extended families, or to provide a work place or additional income stream via Airbnb etc. Further flexibility is offered by the annexe loft space which has potential for conversion for use as playroom/storeroom subject to pp.



OUTSIDE

The lovely extensive garden and grounds are a further feature with stream and woodland. Large gravel parking area and side pedestrian access and vehicular access to the rear garden. Integral garage and integral boiler store. Large rear gardens with adjoining large paved terrace, expanses of lawn interspersed with a wide variety of trees and shrubs. A bridge across a small stream onto a small paddock with field shelter / stable extending behind the neighbouring properties.

SITUATION

Hereward House is pleasantly situated within Toller Porcorum which lies between Dorchester and Bridport, an attractive village with a post office, active village hall, playing fields and church as well as wonderful walking in nearby Kingcombe Nature reserve. The larger village of Maiden Newton is around 2 miles away with a very good range of amenities together with a main line railway station. The market towns of Bridport and Dorchester are both within about 10 miles, whilst Yeovil is also within easy driving distance. The beautiful World Heritage Jurassic Coast is only about 15-20 minutes drive. Excellent schools can be found nearby at Hooke, Beaminstor or Maiden Newton.

SERVICES

Oil fired central heating, mains electricity, water and drainage. EPC Exempt.

Broadband – Standard up to 6Mbps and Superfast up to 80Mbps.

Mobile phone service providers available is Three, EE, O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

DIRECTIONS

From Bridport join the A35 towards Dorchester. After about 2 miles, turn left signed Askerswell and Maiden Newton. Drive up Eggardon Hill and take the second right signed Toller Porcorum. Proceed into the village and Hereward House is located on the left.

What3Words: ///nicer.coverings.reading



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