



Whitfield Farm Cottage
Bradford Peverell



Set within an area of Outstanding Natural Beauty, and occupying a substantial corner plot taking in the stunning surrounding countryside, is this beautifully presented 5-bedroom, attached home with spacious interiors offering period charm, beautiful gardens, and versatile living space. Dating back to the 18th century, this thatched cottage retains many original features, including exposed beams and a stunning inglenook fireplace. A sympathetic kitchen extension enhances the generous living space. EPC rating E.

Whitfield Farm Cottage is neatly situated between Bradford Peverell, a picturesque village surrounded by rolling countryside, and Poundbury, Prince Charles's vision for sustainable, community-focused living. Poundbury offers an exceptional range of local facilities, from artisan cafés and boutique shops to a Waitrose and the wonderful Great Field. Though distinctly different in character, the two areas are closely linked by their access to the amenities and charm of the county town of Dorchester, just a short drive or cycle away. With both local schools and hospitals also within easy reach, this unique positioning allows residents to enjoy the tranquillity and heritage of rural village life in Bradford Peverell, while remaining firmly connected to the vibrant, modern lifestyle of Poundbury and the broader offerings of Dorchester.



A charming entrance opens onto a characterful and spacious entrance hall, setting the tone for the property. In the heart of this idyllic home is a lovely farmhouse kitchen with AGA and French doors leading to a private south-facing courtyard. The ground floor includes kitchen, two welcoming reception rooms, a utility room and separate W/C. There is a separate, generously sized double bedroom benefiting from an en-suite, offering unlimited potential to be used as an office, hobby space or a B&B opportunity. On the first floor, you will find a spacious principal bedroom with en-suite, three further bedrooms with built-in wardrobes, and a family bathroom. All rooms, flooded with plentiful natural light enjoy garden or meadow views, lending a sense of tranquility throughout.

Approached via a bridleway from Poundbury Road, Whitfield Farm Cottage offers parking for several vehicles and includes a detached double garage. The mature, beautifully tended grounds are a true highlight, featuring an attractive patio and lawned gardens. An archway leads through to a private paddock, which sits parallel to a picturesque vineyard.

A secluded courtyard to the rear of the cottage provides an ideal setting for alfresco dining, and lovely countryside walks are accessible directly from the doorstep. A natural spring also runs along the rear boundary of the property, adding to its tranquil charm.



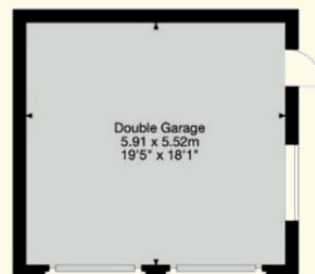
Whitfield Farm Cottage, Bradford Peverell, Dorchester, Dorset, DT2 9SL

Gross Internal Area (Approx.)

Main House = 223 sq m / 2,400 sq ft

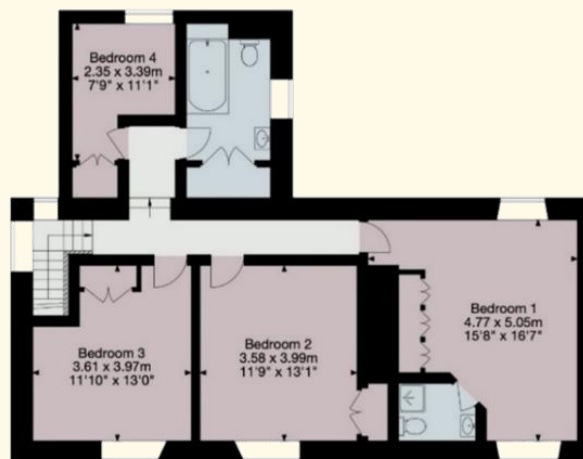
Garage = 33 sq m / 355 sq ft

Total Area = 256 sq m / 2,755 sq ft



Garage

Outbuilding not shown
in actual location or orientation



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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Services:

Shared septic tank – Jointly responsible with neighbour for emptying.

Private water supply

Oil fired heating.

Agents Note:

Access to the property is via a bridleway and there is a Right of Way at the property for which the owner has a shared responsibility with a neighbouring property.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Council tax band G.

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#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>