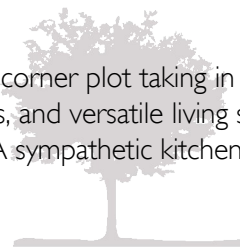




Whitfield Farm Cottage, Dorchester

£700,000

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.



Key Features

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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 a private 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.



Local Authorities

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is 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#>

Mobile and Broadband

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>

Services

Mains electricity, water and drainage are connected. Electric heating.

Stamp Duty

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

Please visit the below website to check this.

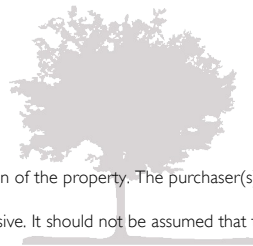
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





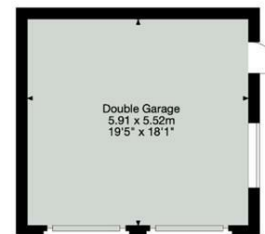
Whitfield Farm Cottage, Bradford Peverell, Dorchester, Dorset, DT2 9SL

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



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.