Chervil Cottage

Chideock

Offers Over £350,000

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CHERVIL COTTAGE, DUCK STREET, CHIDEOCK, BRIDPORT, DT6 6JR

Set within both an area of outstanding natural beauty and a conservation area, is this quaint and beautifully presented Grade II listed, semi-detached cottage. Offering charming and characterful accommodation including open-plan kitchen/dining room, sitting room, three bedrooms and shower room. Externally, there is a westerly facing garden, mainly laid to lawn and patio with a variety of mature plants and trees. There is a n outbuilding forming a utility room with WC and to the front of the property there is off-road parking for one car. EPC rating F.

The historic village of Chideock, offers beautiful countryside and coastal walks, nearby beaches and the popular Anchor pub at Seatown. Seatown is a pretty seaside village just a 10-minute walk along a nearby footpath where the spectacular Golden Cap towers above. Much of the coast is controlled by the National Trust and designated as a World Heritage site. Within the village of Chideock, there are useful local amenities including an excellent general store a short walk from the property, a public house, a sub-Post Office, churches, and a frequent bus service to Bridport. The vibrant market town of Bridport is situated approximately 2.5 miles east of the village, just a 10-minute drive, while the county town of Dorchester, with its mainline rail service to London Waterloo and Bristol Temple Meads, is around 18 miles away.

Entrance to this early 19th Century property, featuring coursed Lias stone walls to the front elevation is gained via a wooden storm porch with wooden door opening onto reception / dining hall. The room features a fitted shelving unit with radiator cover beneath. Stairs rise to the first floor.

The front aspect sitting room is a good size and offers plentiful natural light via two front aspect windows. There is stone fireplace with log burning stove and wooden mantle above. French doors lead out to the garden where there is immediate access to a utility room with WC and space for a freezer and plumbing for a washing machine.

The dual aspect kitchen/dining room is a real feature of this lovely characterful home with wooden ceiling and a comprehensive range of cottage style wall and base units with wooden worksurface over and Butler sink fitted. There is a built-in double oven and ceramic hob with extractor over. The Lias stone wall provides a feature to the room and there is plentiful space for dining furniture.

Stairs lead to the landing area offering access to all first-floor rooms. There is a loft hatch to the loft space. Two cupboards provide valuable storage solutions and the hot water cylinder and immersion back up, recently fitted with a new element.

There are three bedrooms at the property with generous fitted wardrobe solutions to bedroom one. Both bedrooms one and two offer a dual aspect to ensure good natural light to the room. Bedroom three benefits a rear aspect window overlooking the garden.

The main bathroom has a generous side aspect window and has been fitted with a suite comprising wash hand basin, set into vanity base with storage beneath, WC and large, triple-size shower cubicle. The former window creates a recessed area, used as a display space.

The property boasts a sunny and mature garden, mainly laid to lawn with patio area abutting the rear of the property. There is an outbuilding used for log storage.

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#

Agent Note:
There is a flying freehold at the property.

Please note the current EPC rating is F. For lettings purposes only, landlords cannot let out properties with an EPC rating of F or G, unless they have a valid exemption, and must ensure all rental properties have a minimum EPC rating of E.

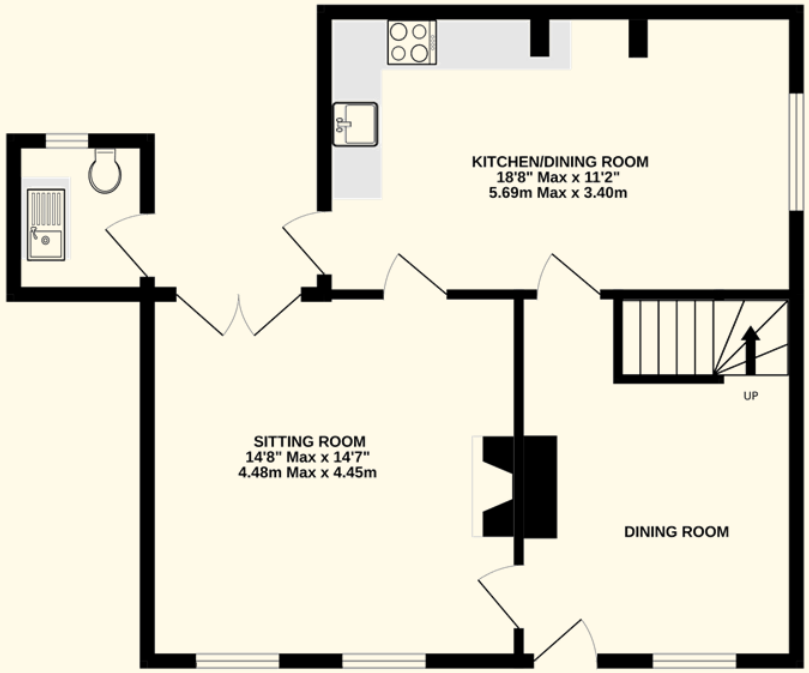
Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

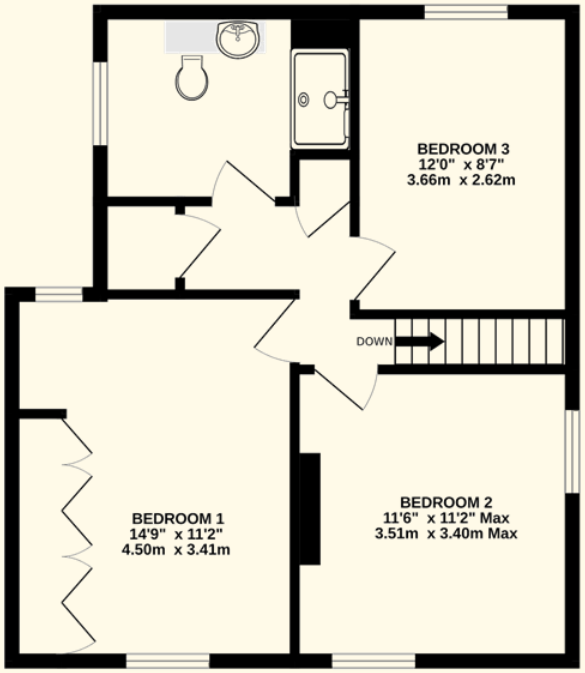
We are advised that the council tax band is D.

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

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Broadband:
At the time of listing, superfast broadband is available.

Mobile service indoor is listed as likely or limited depending on the provider and outdoor is likely.

For up-to-date information please visit
https://checker.ofcom.org.uk/

Services:
Mains electricity, water and drainage are connected.
Gas fired central heating

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.