



Mary's Cottage



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2 Clay Lane, Puncknowle, Dorchester, DT2 9BJ

Bridport 6 Miles Jurassic Coast 1.5 Miles Burton Bradstock 3 Miles Dorchester 13 Miles

A charming and beautifully presented character cottage in a sought-after Bride Valley village just back from the Jurassic Coast.

- Period Stone Cottage
- Front and Rear Courtyard Gardens
- South-Facing Rear Garden
- Private Parking space
- Beautiful Bride Valley close to sea
- Lovely Character Features
- Presented to High Standard
- Peaceful Location close to countryside
- Sought after peaceful picturesque village
- Freehold CTB: B

Offers In Excess Of £230,000

## THE PROPERTY

Mary's Cottage is a charming village cottage which is believed to date back to circa 1890, having attractive stone elevations under a slate roof. It enjoys a host of character-style features including a large stone and beamed Inglenook fireplace with wood burner, exposed beams, exposed brick, window seat, flagstone tiled flooring and cottage/stripped pine doors.

The property has benefitted from sympathetic improvement under the current ownership including reroofing and features a modern, country-style kitchen with hard wood worktops and stoneware sink, modern shower room, low-maintenance uPVC sealed unit windows and newly replaced Rointe D electric radiators ( highly efficient and wifi controllable with Economy 7 dual rate electricity ).

The second bedroom has access onto an informal roof terrace which enjoys wonderful long range views over the village and the Bride Valley.



On the ground floor and from the porch, the oak front door leads in to a hall with exposed brick and a particularly big selling point is the very large sitting/dining room, enjoying the inglenook and wood burner, exposed beams, window seat and French doors onto the south-facing garden. There is also the attractive kitchen/breakfast room and modern shower room with Travertine tiles. On the first floor are two double bedrooms (currently interconnecting but potential to create a small landing), enjoying views over the village and Bride Valley.

With the additional benefit of an off-road parking space, together with both front and rear gardens, the cottage would be equally ideal as a permanent residence, second home or buy-to-let/holiday letting investment.

### **OUTSIDE**

Mary's Cottage has access off a small, private, no-through lane leading to an off road parking space. There is a landscaped front garden with terrace, shrubs and store, particularly ideal to capture the morning sun. The rear garden is somewhat of a sun trap, being south facing and includes a small shed.

### **SITUATION**

The cottage is located in a peaceful tucked-away position within Puncknowle which rates highly among the many fantastic villages in the beautiful Bride Valley and forms part of the West Dorset Area of Outstanding Natural Beauty. The village is renowned for its warm community, stunning walks and many picturesque properties, with amenities including a village hall, church and the Crown Inn pub. The popular historic thriving market town of Bridport is just 6 miles distant, offering a broad variety of shopping, dining, leisure and cultural experiences, and the Jurassic Coast World Heritage Site / spectacular 18 mile Chesil Beach is very nearby; the beautiful beaches of West Bexington, Burton Bradstock and West Bay are all within just 5-10 minutes drive away.

### **SERVICES**

Mains water, drainage and electricity. Electric radiators with Economy 7 dual rate.

Broadband - Standard up to 2Mbps and Superfast up to 74Mbps.

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

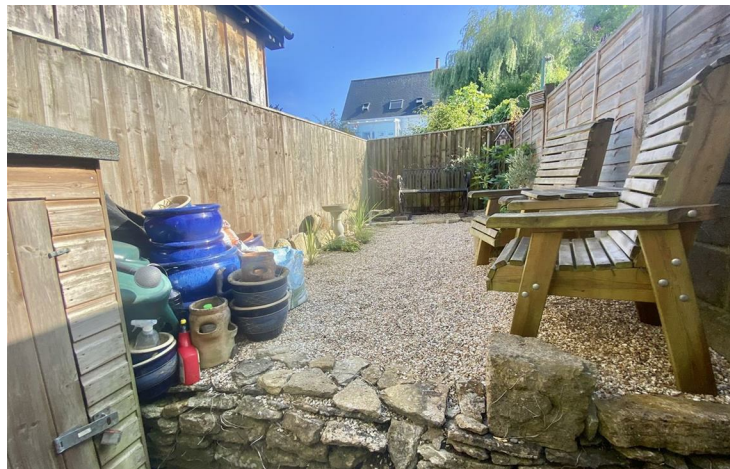
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

### **VIEWINGS**

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

### **DIRECTIONS**

From Bridport follow the B3157 Coastal Road towards Weymouth and continue to Swyre and turn left towards Puncknowle. Continue through the village, past the pub, village hall and small playing field. The entrance to Mary's Cottage will be seen on the left just past Litton Close.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Ground Floor

First Floor

Total Area: 51.8 m<sup>2</sup> ... 558 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G		22	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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