



## FEATURES

*Charming Detached Cottage*

*Tucked Away Location Off Wakeham*

*Some Updating Required*

*Two Double Bedrooms Plus Dressing Room*

*Modern Kitchen & Shower Room*

*Pretty Courtyard Gardens*

*Great Potential*

*No Chain!*



## SUMMARY

A unique opportunity to acquire a quaint detached cottage nestled in a secluded spot in sought-after Wakeham. It's ideally located within walking distance of picturesque Church Ope Cove and the amenities of Easton Square. While this charming cottage requires some renovation, it boasts a spacious lounge/dining area, large conservatory, a modern well-equipped kitchen and shower room, two double bedrooms (including a loft room), and a versatile dressing room that could serve as a third bedroom. Outside, you'll find ample courtyard gardens at both the front and rear, along with several useful outbuildings, offering significant potential for enhancement.





## ACCOMMODATION

### Ground Floor

Upon entering the cottage, you're greeted by a spacious front porch ideal for storing coats and boots. Continuing inside, a generously sized lounge/dining room awaits, boasting abundant natural light streaming in through a large bow window at the front. Off the lounge, there's access to a modern, well-appointed kitchen complete with ample base and wall-mounted cupboards, a convenient breakfast bar, and integrated appliances such as an eye-level electric oven and hob. Moving towards the rear of the kitchen, you'll find a lobby area leading to a substantial conservatory that overlooks the charming courtyard garden. Additionally, there's a contemporary shower room featuring a sizable shower cubicle, a vanity wash hand basin, and a close-coupled WC.

### First Floor

Ascending to the first floor, you'll discover a double bedroom with open views situated at the front of the cottage, offering a pleasing outlook. Towards the rear, there's a convenient dressing room equipped with built-in wardrobe cupboards and modern amenities, including a vanity wash hand basin and WC. This layout provides flexibility and convenience for residents. The dressing room could possibly be converted to provide a third bedroom.

### Second Floor

The second floor presents a spacious double bedroom featuring a large dormer window that floods the space with abundant natural light and offers far-reaching, panoramic views.

### Outside

Access to the cottage is provided through a pedestrian-only footpath off of Wakeham. At the front, you'll find a charming paved courtyard adorned with flower beds, creating an inviting and picturesque entrance. A footpath guides you to the

rear of the property, where you'll discover another spacious paved courtyard garden. This area boasts several outbuildings, including a utility room equipped with plumbing for a washing machine, as well as a substantial timber workshop. These outdoor spaces offer practicality and the potential for various uses.

### Heating

The heating of radiators is via an oil fired boiler.

**Entrance Porch** 6' 5" x 4' 4" (1.95m x 1.32m)

**Lounge/Dining Room** 24' 5" x 14' 8" (7.44m x 4.47m)

**Kitchen** 15' 3" x 9' 1" (4.64m x 2.77m)

**Conservatory** 18' 2" x 13' 2" (5.53m x 4.01m)

**Shower Room** 9' 5" x 5' 5" (2.87m x 1.65m)

**Bedroom 1** 11' 11" x 11' 11" *plus wardrobe depth* (3.63m x 3.63m)

**Dressing Room** 9' 7" x 9' 2" *overall - plus wardrobe depth* (2.92m x 2.79m)

**Bedroom 2/Loft Room** 14' 8" x 13' 8" (4.47m x 4.16m)



### Council Tax Band

The Valuation Office Agency published assessment is band 'C'

### The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

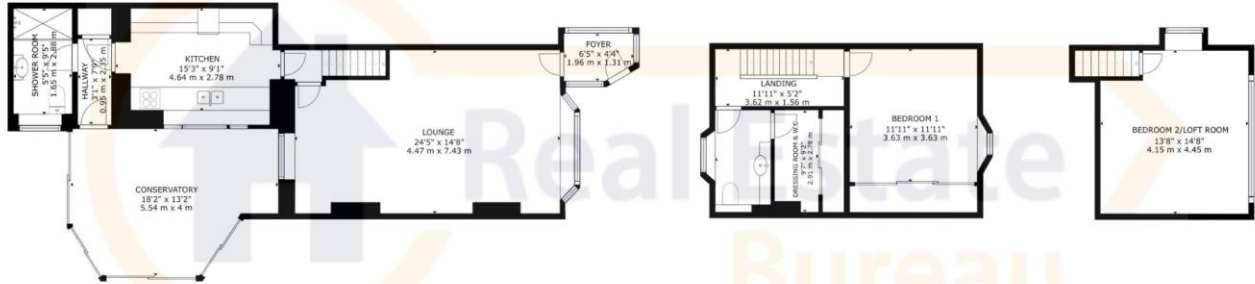
### Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN



FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 876 sq ft, 81.43 m<sup>2</sup>, FLOOR 2: 360 sq ft, 33.4 m<sup>2</sup>  
 FLOOR 3: 210 sq ft, 19.52 m<sup>2</sup>  
 TOTAL: 1446 sq ft, 134.35 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Viewing & Further Information

Viewing is strictly by appointment through the seller's sole agents, The Real Estate Bureau.

Telephone 01305 826 999.

### We are open:

Monday - Friday 9:00 - 17:30

Saturday 9:00 - 16:30.

[www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	22 F	
1-20	G		

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

These particulars, whilst believed to be accurate are a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



3 Easton Street, Portland, DT5 1BS  
 Phone: 01305 826 999, Email: portland@therealestatebureau.co.uk

[www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

