



SWALLOW COTTAGE SCHOOL LANE

Toller Porcorum, DT2 0DF

Price £600,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exceptional four bedroom detached house located in a village location set amidst beautiful countryside.

Swallow Cottage has light and spacious accommodation which includes four bedrooms, two bathrooms, two reception rooms and a kitchen/breakfast room. The property also benefits from LPG central heating and double glazing as well as private gardens with rural views.

Situation

The local area*

7 x miles to Beaminster

11 x miles to Dorchester South Railway Station

16 x miles to Yeovil

*All distances are approximate and sourced from Google Maps.

The local area

Toller Porcorum lies between Dorchester County Town and Bridport, an attractive village with a post office, active village hall and church as well as The Kingcombe centre and wonderful walking in nearby Kingcombe Nature reserves. Excellent schooling can be found nearby at Hooke, Beaminster or Maiden Newton. A branch line railway service is available at nearby Maiden Newton with a service from Weymouth to Bristol. The village is also very sociable with a good variety of activities.

Local Authority

Dorset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Giving access to all ground floor rooms and a cupboard under the stairs. Radiator and engineered oak flooring.

Cloak Room

Suite comprising low level w/c, handbasin with vanity unit. Cupboard housing washing machine.

Sitting Room

A superb double aspect room with 2 radiators, sliding doors to the rear garden and wood burning stove in fireplace. This is a great room for sitting and relaxing by the wood burner after a long walk in the beautiful Dorset countryside.

Dining Room

Adjacent to the kitchen with a window overlooking the rear garden and radiator.

Kitchen/Breakfast Room

A delightful room which is the fulcrum of the house and a space around which family life will revolve. Cream shaker-style kitchen offering high quality wall and base units work surfaces and splashbacks. Fully integrated with appliances including a dishwasher and a Rangemaster range cooker. Single drainer sink unit with mixer tap and engineered oak flooring. A door leads to the rear garden.

First Floor

Landing

Radiator and airing cupboard.

Master Bedroom

Radiator

Ensuite

Contemporary suite comprising panelled bath, shower cubicle, low level w/c, 2 hand basins with cupboards and drawers under .Splashbacks and radiator.

Bedroom 2

Radiator

Bedroom 3

Radiator.

Bedroom 4

Radiator

Family Bathroom

Contemporary suite comprising double shower, w/c and wash hand basin. Radiator and tiled floor and splashbacks.

Outside

Garage and Driveway

Swallow Cottage benefits from a substantial double garage, with space for a work bench and natural light via a rear window. Further storage can be created in the rafters by boarding. A useful rear door gives access to the garden. There is further parking by a block paved driveway in front of the garages. Useful car port

Garden

The property benefits from enclosed lawned and gravelled gardens at the front and a large lawned rear garden with a variety of trees and shrubs and 2 paved terraces which are ideal for alfresco dining. Attractive views of nearby hills can be enjoyed from the rear gardens. Privacy is provided by fencing and walls which are mainly topped by trelliswork.

Material Information

- Mains electric and water
 - LPG C/H
 - Mains sewage
 - Broadband and Mobile signal or coverage in the area.
- Construction. Brick and flint elevations under a tiled roof.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

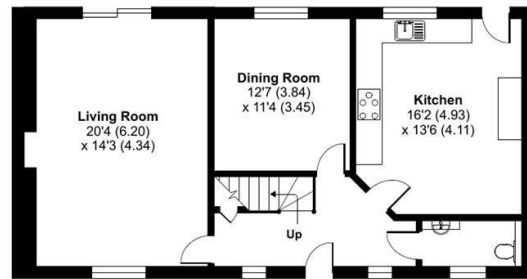
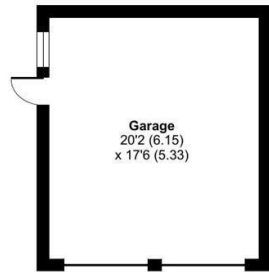
For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

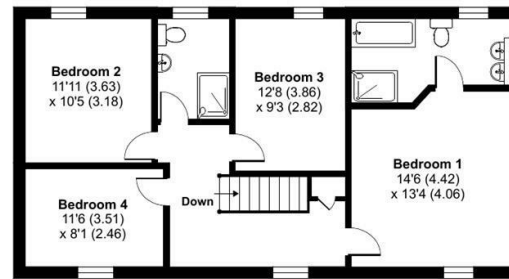
School Lane, Toller Porcorum, Dorchester, DT2

Approximate Area = 1676 sq ft / 155.7 sq m
Outbuilding = 352 sq ft / 32.7 sq m
Total = 2028 sq ft / 188.4 sq m

For identification only - Not to scale



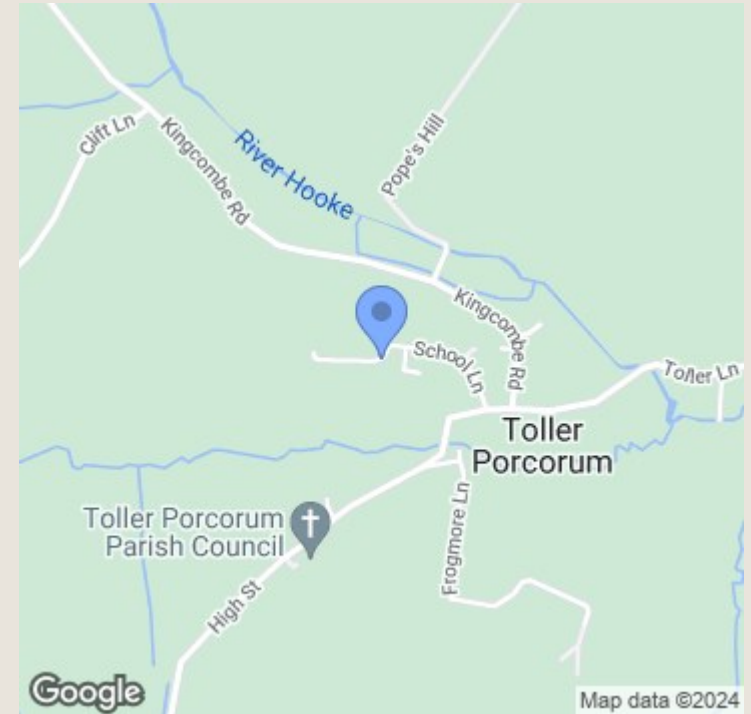
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1095010



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

