LODESTONE



Woolcotts, Bourton













Woolcotts, Bourton

SP8 5BS

Guide Price: £550,000

4	2	2
Bedrooms	Bathrooms	Receptions

PROPERTY FEATURES

- Charming Grade II Listed
- Characterful, versatile reception rooms
- Delightful elevated cottage gardens
- Far-reaching countryside views
- Single garage/workshop, private parking
- Garden outbuildings
- Exciting opportunity to modernise in a desirable North Dorset village







A charming Grade II listed cottage set in delightful gardens with far reaching views presenting an opportunity to modernise. Within the North Dorset village of Bourton, on Woolcott Lane, along which are a cluster of period houses and cottages, is a stone wall encasing an arched doorway. Opening this door, reveals a delightful, elevated cottage garden, within which the charming Wisteria clad Grade II listed cottage Woolcott stands. Believed to have been built in the early 18th century, this much-loved home retains much of the original fabric of its early design in the form of oak beams and inglenook fireplaces.

A small vestibule opens into a reception hall, where a small, cosy reception room oozing character, with exposed beams and a log burner standing within a large inglenook fireplace. Back into the entrance hall, one is drawn along to discover the principle reception room, a long room, which has functioned as a dining room and drawing room with a further log burner within the fireplace of the drawing room. There are four windows and a door that overlook and offer access to the garden. The kitchen, at the far end of the house has an aga and a boot room off the kitchen offering another means of access to the garden.

Returning to the entrance hall, the staircase rises to the first-floor landing along which are two of the three bedrooms and a family bathroom. At the far end of the landing is an additional room through which the principle bedroom is found with a small ensuite shower room. The room one passes through to reach the main bedroom could, subject to gaining relevant permissions, evolve to offer a larger ensuite and dressing room to the main bedroom.

Outside

The garden is a delightful cottage garden. Slightly elevated, there are beautiful far-reaching views and the tower of St Georges Church in the foreground.







A summer house and green house stand within and there is a mature apple tree, holly tree and flowerbeds. Beyond the wall which encase the arched doorway, is a parking area and single garage/ workshop. Leaving the property, there are numerous country walks nearby.

The village of Bourton is located in North Dorset with the River Stour running through, on the border with Somerset. Within the village is St George's Church of England Primary School, Village Hall, The White Lion pub and a local garage with shop and Post Office. Despite its semi rural setting, the village is well connected for access to the A303 offering links to East and West.

Further amenities are available in nearby Gillingham including a rail station offering direct services to London Waterloo. A wider range of facilities in Wincanton and Shaftesbury are available and Zeals lies app

Viewing by appointment only.



MATERIAL INFORMATION

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Somerset Council
Council Tax Band:
Guide Price: £550,000
Tenure: Freehold

PART B

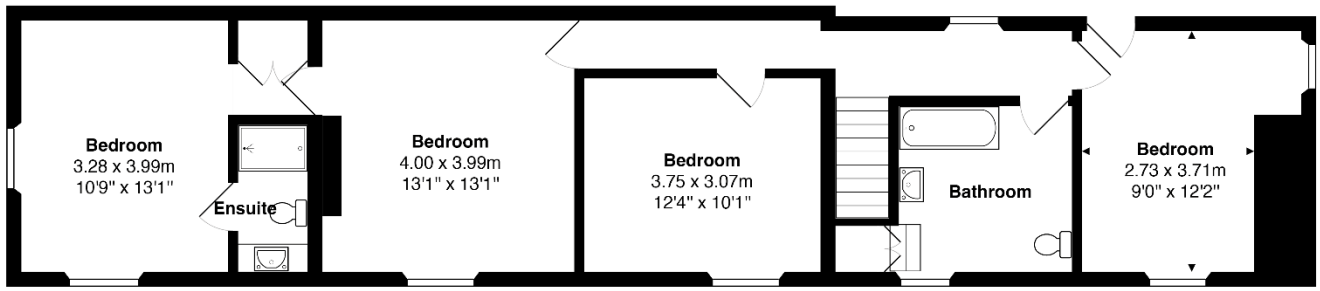
Property Type: Detached
Property Construction: Standard
Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil
Broadband: Please refer to Ofcom website. https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Mobile Signal/Coverage: Please refer to Ofcom website. https://checker.ofcom.org.uk/en-gb/mobile-coverage
Parking: Private

PART C

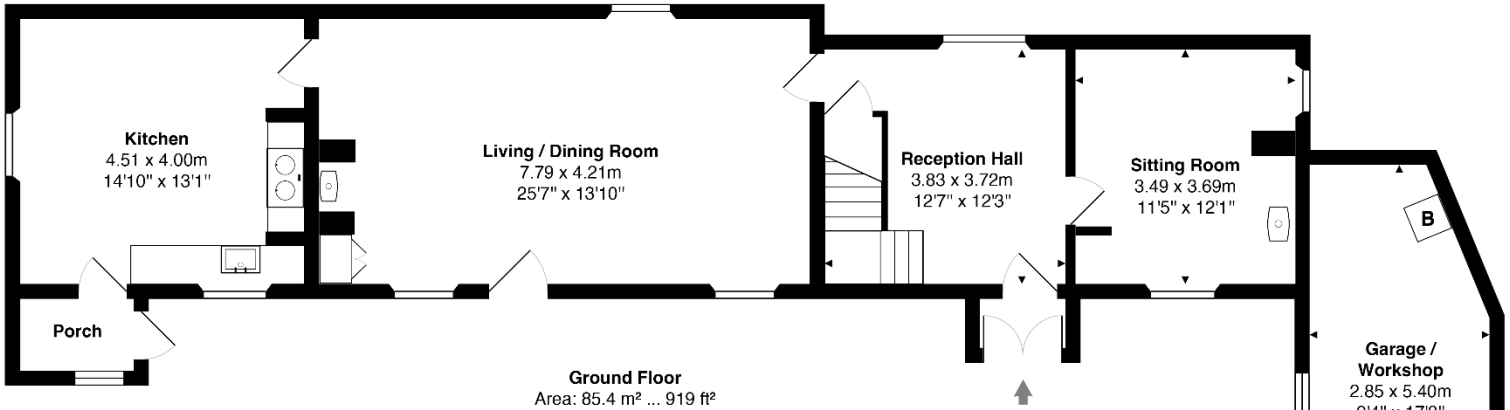
Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.
Restrictions: N/A
Rights and Easements: N/A
Flood Risk: Very Low
Coastal Erosion Risk: N/A
Planning Permission: N/A
Accessibility/Adaptations: N/A
Coalfield Or Mining Area: N/A
Energy Performance Certificate: Listed

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.



First Floor
Area: 79.8 m² ... 859 ft²



Ground Floor
Area: 85.4 m² ... 919 ft²

Woolcotts,
Bourton



Approximate gross internal floor area of main building - 165.2 m² / 1,778 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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