



Chapel Cottage,



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Church Street, Puncknowle, Dorset DT2 9BP

Chesil Beach 2 miles. Burton Bradstock 3 miles. Bridport 6 miles

A charming detached character stone cottage with a self-contained annexe in this highly sought after Bride Valley village, just back from the Jurassic Coast.

- Former chapel
- Total 3 bedrooms
- Home and income/annexe opportunity
- West facing garden
- Picturesque popular village
- Cottage annexe
- Total 2 bathrooms
- Garage and extensive parking
- Virtually adjoining open fields
- Freehold. Council Tax Band E (TBC)

Guide Price £500,000

THE PROPERTY

Chapel Cottage is a charming detached character home, together with a self-contained annexe. As the name implies, it was formerly a Wesleyan Baptist Chapel, dating back to 1849, with main walls of solid stone under a slate roof. The chapel has been subject to extensive refurbishment and also enlargement to create the self-contained annexe. The chapel features a large living/dining room with multi-fuel stove, kitchen with Rayburn cooker range and shaker style units, two double bedrooms (both with vaulted ceilings and exposed beams) and good sized bathroom/shower room. The annexe features a living room/kitchen, double bedroom and en-suite shower room.

The property offers excellent home income potential. The annexe would be ideal for long term lets, holiday lets, as an annexe for a dependant relative, guest suite or for someone working from home, subject to any necessary planning consents.



OUTSIDE

Chapel Cottage is approached through a 5-bar gate onto a long gravelled driveway, providing extensive parking (with potential to create more garden) leading to a detached garage.

There is a well established and stocked garden enjoying a sunny west facing aspect and very private with areas of lawn, together with a whole range of mature shrubs and an adjoining terrace bounded by natural stone walls. There is also the possibility to create further garden on the south side of the annexe by relocating the oil tank.

SITUATION

Chapel Cottage is pleasantly located on the western side of the village centre and adjoins a public footpath giving access to open fields and down to the coast. Puncknowle is an attractive village in a beautiful area known as The Bride Valley. The village has a thriving community and amenities include a thatched pub, church and village hall. Bus services are available in the neighbouring village/coastal road in Swyre. The nearby village of Litton Cheney has a popular primary school, whilst the coastal villages of Burton Bradstock and Abbotsbury are both within only a few miles.

The area is designated as being an Area of Outstanding Natural Beauty (AONB) and the World Heritage coastline/Chesil Beach is very nearby at West Bexington. The thriving historic town of Bridport offers excellent amenities, a twice weekly market and a leisure centre. There is a golf course at the coastal resort of West Bay. Dorchester and Weymouth are both about 12 miles with rail services to London.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating (Chapel Cottage) and electric convector heating (the annexe).

VIEWINGS

Strictly by appointment through Stags Bridport.

DIRECTIONS

From Bridport take the B3157 coastal road towards Weymouth. Proceed through Burton Bradstock and onto Swyre. Turn left, signed Puncknowle. On passing the village sign, Chapel Cottage is about 0.2 miles on the right (some 0.2 mile before the church/pub).

RESIDENTIAL LETTINGS

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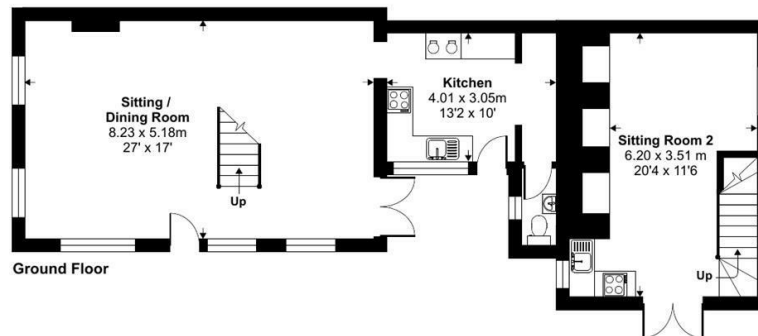
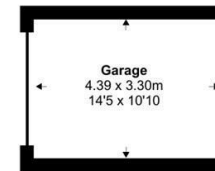


Approximate Area = 2007 sq ft / 186.4 sq m (includes garage)

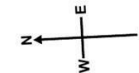
For identification only - Not to scale



First Floor

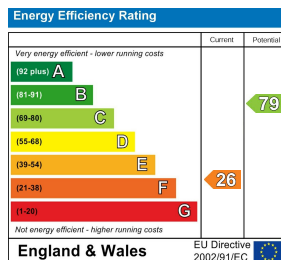


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Stags. REF: 1027107

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