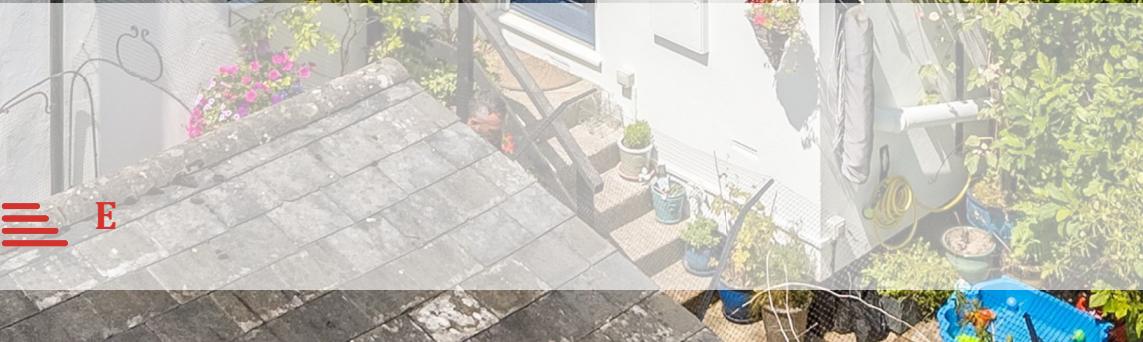




Main Road
Tolpuddle Dorchester, DT2 7EZ



**Hull
Gregson
Hull**



Main Road

Tolpuddle Dorchester, DT2 7EZ

- Ideal Starter Home / Downsize / Investment
- No Onward Chain
- Tranquil Village Location
- Traditional Kitchen / Breakfast Room
- Ground Floor WC & Family Bathroom
- Enclosed Private Garden
- Garage & Driveway
- Former Successful Holiday Let
- Sought-After Location
- Fireplace with Log Burner





A charming TWO BEDROOM cottage situated in the quaint and highly sought-after village of TOLPUDDLE, DORCHESTER, offered to the market with NO ONWARD CHAIN. The property benefits from A GARAGE & OFF ROAD PARKING and a private, enclosed LOW MAINTENANCE GARDEN, ideal for those seeking a peaceful village retreat. Internally, the accommodation includes a welcoming sitting room featuring a CHARACTER FIREPLACE with LOG BURNER a fitted kitchen, and a ground floor CLOAKROOM/W.C. To the first floor are two well-proportioned bedrooms and a bathroom.

Previously run as a SUCCESSFUL



HOLIDAY LET, the property would make an excellent first-time purchase, INVESTMENT OPPORTUNITY, or lock-up-and-leave countryside home.

Set within the heart of Tolpuddle, renowned for its village charm and COMMUNITY SPIRIT, and conveniently located for access to Dorchester and the surrounding Dorset countryside, this delightful cottage offers an appealing blend of character, convenience, and opportunity.

The front door opens on to the ground floor, consisting of a downstairs WC, practically located next to the front door. The ground floor continues through to the kitchen breakfast room, this room has beautiful character features including large fireplace, windows both sides making the room feel light and airy, fitted kitchen units, electric oven, space for fridge, freezer, dishwasher and washing machine. Steps lead down to the lower ground floor. The lower ground floor externally, the property boasts a low maintenance garden laid to stone paving that can be accessed from the driveway, it is a lovely suntrap perfect for garden furniture. consists of a spacious sitting room, it has a characterful feature brick fireplace currently housing a woodburner, this room enjoys ample light from two windows, it is a perfect space for hosting friends and family.



On the first floor, the home offers two bedrooms. The principal bedroom sits to the side and benefits from a bright outlook. Bedroom two offers versatility as a single room, nursery, or home office. The family bathroom boasts a wash-hand basin, low level W.C, a bathtub with a shower over.

Main Road, Tolpuddle, Dorchester, DT2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
 Produced for Hull Gregson & Hull Ltd. REF: 1318807



Living Room

15'0 x 14'0 (4.57m x 4.27m)

Kitchen/Dining Room

15'2 x 12'8 (4.62m x 3.86m)

Bedroom One

10'2 x 7'7 (3.10m x 2.31m)

Bedroom Two

10'1 x 7'3 (3.07m x 2.21m)

Garage

14'7 x 7'7 (4.45m x 2.31m)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is a cost of £30 per month for the maintenance of the treatment plant. Please be advised that there is a right of way effecting this property, this can be explained further when enquiring.

Property type: Semi-Detached House

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water. Drainage is a treatment plant. £30 a month the running and servicing

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	41
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			