



Shepherds Croft

Portland, DT5 1DJ



Offers In Excess Of
£340,000 Freehold



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- Beautifully Presented Family Home
- Panoramic Countryside & Sea Views
- Three Double Bedrooms
- Front Aspect Living Room
- Modern Fitted Kitchen/Dining Room
- Separate Utility Room/WC
- Integral Workshop
- Ample Off Road Parking
- Enclosed Low Maintenance Rear Garden
- Viewings Highly Advised





Beautifully presented SEMI-DETACHED FAMILY HOME, boasting truly stunning DIRECT PANORAMIC COUNTRYSIDE AND SEA VIEWS. This ideal family home offers a FRONT ASPECT LIVING ROOM, modern open plan KITCHEN/DINING ROOM, separate utility room/WC and FAMILY BATHROOM. To the front of the property there is AMPLE OFF ROAD PARKING and a integral WORKSHOP, the rear garden is a LOW MAINTENANCE SPACE.



Access is gained via the purpose build porch, where internal door opens into the welcoming entrance hallway where doors lead to all principal rooms. The light and airy front aspect living room benefits from built in furniture ideal for a media wall. The large window allows



ample amounts of natural light to flood the room, and provides stunning views out to the countryside and sea beyond. The modern fitted kitchen/dining room is a sizeable area hosting a selection of colour matching eye and base level storage cupboards, a selection of integral domestic appliances. This room is a real hub of the home with space for a family sized table and chairs. French doors provide access out to the rear garden. To complete the ground floor accommodation is the separate utility/WC. The utility area offers plumbing for further free standing appliances and a downstairs WC. From the utility access can be further gained to the rear garden or the integral workshop. The work shop offers power perfect for any potential buyers looking to work from home or a hobby space.

Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a large front aspect double bedroom boasting direct and panoramic views. Bedroom two is a rear aspect double with a selection of built in wardrobes. Bedroom three is a front aspect guest double, currently set up as a office space. The family bathroom comprises underfloor heating, a modern fitted suite with bath and shower over, wash hand basin and WC.



To the front of the property there is a hard standing driveway providing off road parking for several cars. There is a seating area perfect for enjoying the stunning views and a glass of wine in the evenings.

The rear garden is a fully enclosed space offering a mixture of decking/seating areas, with the remainder laid to lawn. The garden is perfect for growing families, al fresco dining and summer entertainment.

For identification only - Not to scale



Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 74 Potential: 80

Rating scale: A (82 plus), B (81-81), C (69-69), D (55-64), E (39-54), F (21-38), G (1-20)

Not energy efficient - higher running costs

England & Wales EU Directive 2010/31/EU

Environmental Impact (CO₂ Rating)

Very environmentally friendly - lower CO₂ emissions

Current: G Potential: A

Rating scale: A (82 plus), B (81-91), C (69-80), D (55-64), E (39-54), F (21-38), G (1-20)

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2010/31/EU