



## 181 Brandy Row Chiswell

Portland, DT5 1AP

Asking price £300,000





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A rare opportunity to acquire a circa 1800's Portland Stone character cottage overlooking Chesil Beach in Chiswell.

This deceptive cottage provides a surprisingly spacious interior which mixes a fine blend of period features with modern elements including exposed Portland Stone, timber beams, wood panelling and feature fireplaces.

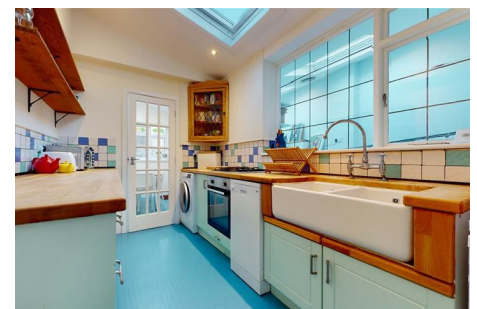
The accommodation is set over three storeys, on the ground floor there is a glazed porch, a spacious sitting/dining room with a feature Portland Stone built fireplace, log burner and wooden floor. The kitchen boasts a sizeable skylight and is fitted with a range of units with work surfaces, an integrated hob and oven. An internal glass door leads into a breakfast room that overlooks and opens into an quaint rear courtyard.

In addition to the existing ground floor accommodation, there is a useful studio area which is both light and airy with patio doors to the rear and further sizeable skylight.

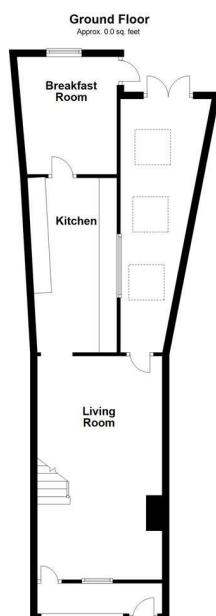
On the first floor the primary bedroom enjoys the luxury of a modern fitted en-suite shower room in addition to a fitted family bathroom with pane enclosed bath, pedestal wash hand basin and low level WC.

To the second floor are two further double bedrooms, one of which enjoys the benefit of another en-suite shower room and a large south westerly aspect window with window seat from which the stunning sea views can be enjoyed.

To the rear of the cottage there is a private paved courtyard garden with a timber pergola enclosed with stone walling.



Tel: 01305 822 222



Total area: approx. 165.1 sq. feet

**Living Room**  
20'9 x 11'7 (6.32m x 3.53m)

**Kitchen**  
11'6 x 7 (3.51m x 2.13m )

**Breakfast Room**  
8'9 x 6'6 (2.67m x 1.98m)


**Studio**  
18'5 x 7'8 (5.61m x 2.34m )

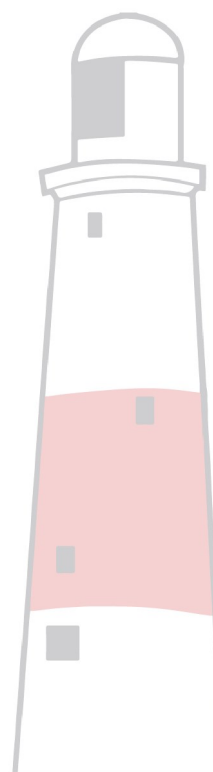
**Bedroom One**  
11'6 x 11'1 (3.51m x 3.38m)

**Bedroom Two**  
12 x 9 (3.66m x 2.74m)

**Bedroom Three**  
6'6 x 7'6 (1.98m x 2.29m)

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

| Environmental Impact (CO <sub>2</sub> ) Rating                                      |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions                     |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
|  |         |           |



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