



Winspit Road

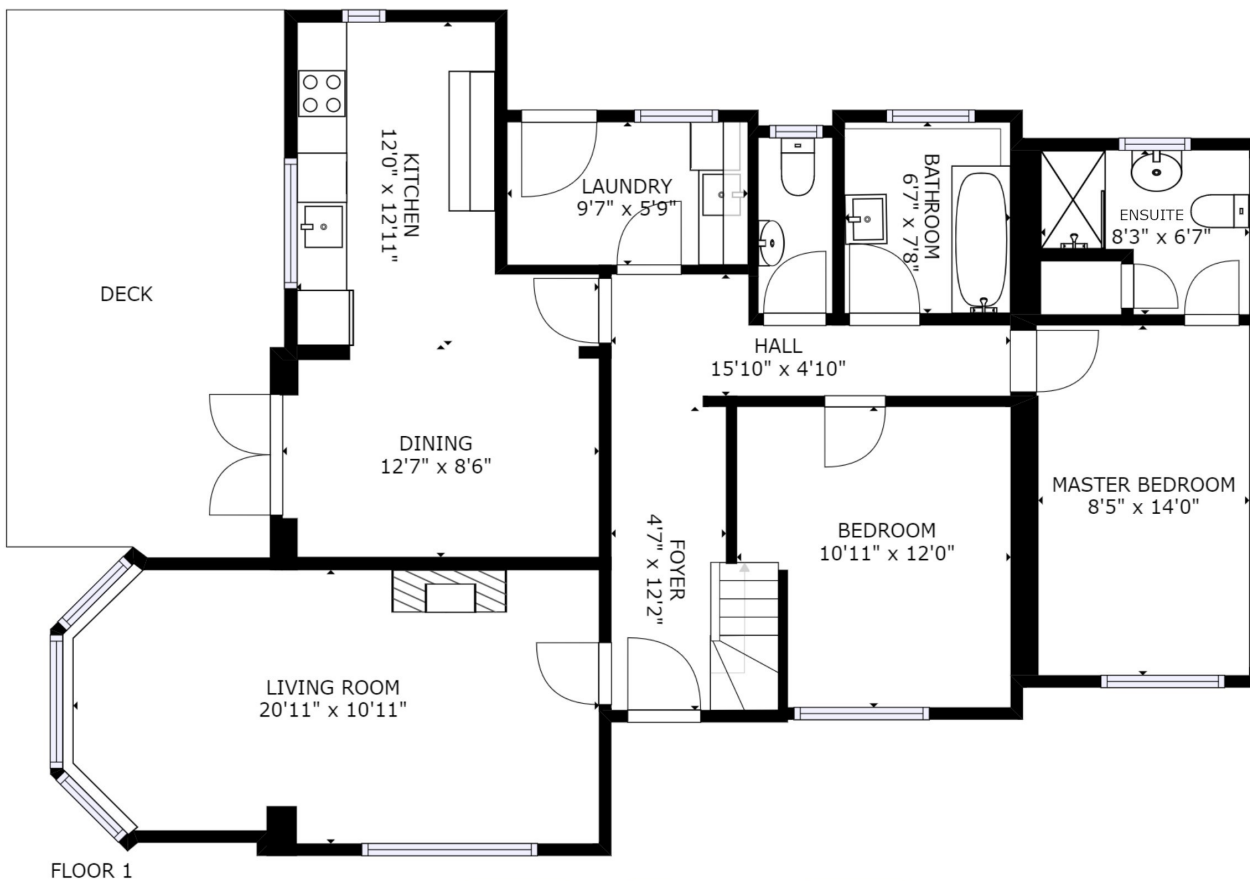
WORTH MATRAVERS

BH19 3LW

Beautifully Renovated & Characterful 4 Bedroom Purbeck Stone Cottage in sought after Village location — offering exceptional elevated country & sea views, spacious rear Garden and ample Parking.

£1,195,000

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1056 sq ft, FLOOR 2: 333 sq ft
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 28 sq ft
 TOTAL: 1388 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.FPC4U.COM</small>		

Additional Property Information:

Electricity – hot water and central heating is provided by an air source heat pump / system installed in 2022. The heat pump brand is Mitsubishi Ecodan, the market leader, and has been enhanced with specialist Blygold protective coating for longevity. The hot water and heating can controlled remotely via the Mitsubishi Ecodan app. The property benefits from Domestic Renewable Heat Incentive payments which are to be paid until 2027. The benefit of these payments will be assigned on completion.

Water – connected to mains water, an in-line water softener fitted

Drains – connected to mains drains

Internet – BT superfast broadband available. Furthermore, the property has been hard wired with Ethernet Cat E cabling throughout all principal rooms

Mobile Phone – 4G connection available at the property

Woodburning Stove – New Stovax 5kw wood burner installed in 2024

THE COUNTRYSIDE SURROUNDING THE ESTATE IS OWNED AND BEING REWILDED BY THE NATIONAL TRUST



Located within the rural, elevated Purbeck village of Worth Matravers, along the Jurassic Coastline and South West Coastal Path, sits this pretty cluster of properties with impressive views down the valley over Winspit and the Sea in a peaceful setting

HILL COTTAGE is a detached family home with the most elevated views in stunning setting and garden plot. This traditional Purbeck Stone house has been tastefully refurbished throughout with accommodation comprising a Kitchen Dining Room, Sitting Room, 4 Double bedrooms plus large Bathroom.

There is a sizeable rear garden to the property offering fantastic elevated views plus frontage offering ample Parking spaces.



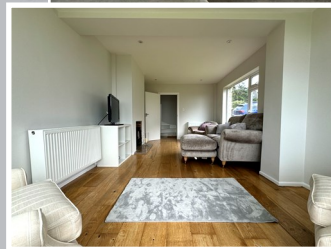
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ENTRANCE—The property is provided access from the expansive and crisp gravel driveway with ample space for Parking. The entrance hallway creates a bright, and clean impression with wood style flooring flowing throughout to the principal rooms and giving the first glimpses of the impressive elevations and rural coastal setting.

LIVING ROOM is a light room with dual aspect and a bay window offering south facing views across the garden, hills and sea beyond being quite a focal point of the room. The room also benefits a log burning stove and offers ample space for furniture.

KITCHEN—DINING —The contemporary Kitchen and Dining area is of a good size with ample space for a sizeable table, whilst offering the fantastic south facing views across the hills and sea with patio doors opening into the decked terrace for the most special alfresco dining. The Kitchen area has been tastefully refurbished with wooden floors, wood & granite worktops and fitted units to include a sink, induction hob and integral oven plus ample space for a dishwasher and fridge/freezer.

UTILITY—separate laundry room with space for all other white goods, coats / boots plus storage.



BEDROOM 1 is a lovely and spacious double room with a characterful exposed Purbeck stone wall, east facing window and ample space for wardrobes and furniture.

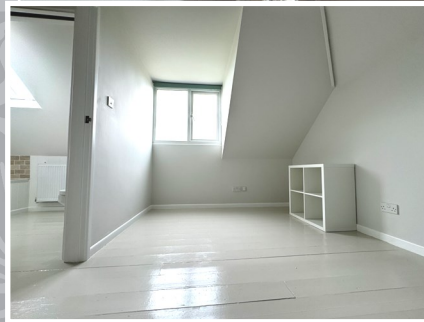
This room also benefits an Ensuite comprising a walk-in Shower, WC, heated towel rail and wash basin.

BEDROOM 2 also to the front of the house, is a bright double room with east facing window and ample space for bed and other bedroom furniture.

BEDROOM 3 is also a light double room with south & west facing windows with elevated hill and expansive sea views.

BEDROOM 4 is also a double room with the west views over St. Aldhelm's head.

BATHROOM—the newly refurbished Bathroom is of a good size and tastefully redesigned combining traditional yet contemporary fittings. There is a Bath with overhead Shower and screen, Sink and vanity, WC and traditional heated towel rail.



To the front, the property is accessed from a private road off the main village road. A combination of stone walling and hedging define the property boundaries encompassing approx. 0.25 acres with ample parking on a stone driveway.

The south facing raised decking area outside the Kitchen-Diner is sheltered and benefits low hedge and stone wall.

The garden and grounds benefit from sea and countryside views, 2 substantial new sheds, trampoline, mature hedging and specimen shrubs. To the west of the property is a further stone terrace providing a further seating and viewing area to enjoy the hills and outlook beyond. The majority of the garden is then laid to lawn.







Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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