



Shepherd Cottage  
Burngate  
LULWORTH

Outstanding outlook & Characterful 4 Bedroom versatile property full of country charm in elevated position above Lulworth village — offering Sea & rural views from all aspects, landscaped garden plot, Detached double Garage & Parking.

Guide Price £695,000

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JURASSIC COASTAL PATH & LULWORTH RANGES

BINDON HILL & SEA VIEWS

LULWORTH COVE & COASTAL PATH TO DURDL



VILLAGE & PUB



SET ELEVATED AT THE TOP OF THE FAMOUS LULWORTH VILLAGE  
& COVE—SURROUNDED BY FARM LAND



A VERSATILE FAMILY HOME IN  
THE HAMLET OF BURNGATE  
ABOVE THE SOUGHT AFTER  
LULWORTH VILLAGE

SHEPHERD COTTAGE is a substantial and characterful property , offering 4 spacious and bright bedrooms, 2 bathrooms, a bright and cosy main living room, a separate Snug / Cinema Room, a characterful yet contemporary kitchen, a separate spacious dining area, a Utility room, and a separate study (or additional Bedroom). Outside there are landscaped gardens wrapping around from the front to the rear, a feature Koi pond, a detached double garage & off-road Parking for 2-3 vehicles.

There are many opportunities with its versatile layout- Idyllic One-Off Holiday Home or Primary Residence on one of the finest coastlines in the UK.



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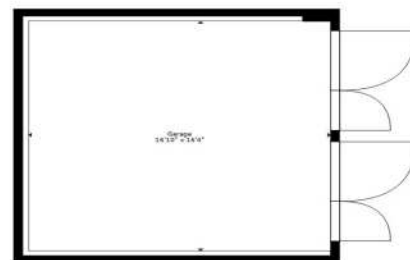
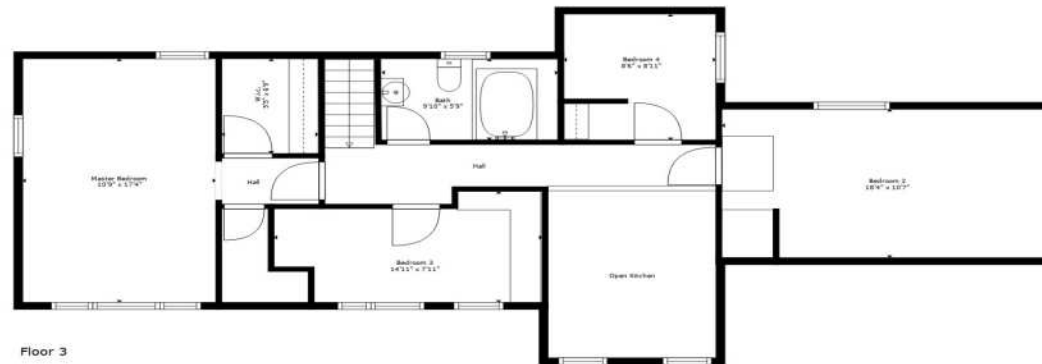
Located in the peaceful hamlet of Burngate at the top of the famous Lulworth Village with its array of Pubs & boutique Shops in this nostalgic, rural setting on the shores of Lulworth Cove, Durdle Door and with spectacular coastal walking along the Jurassic Coastal Paths of Bindon Hill — readily accessible to Wareham— Wool with mainline train stations to London Waterloo.





### Additional Property Information:

- The property benefits a new roof, soffit, fascia and guttering in 2020
- The property runs off an oil fired combi boiler for hot water and central heating
- There is a shared sewerage treatment plant



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |
|                          |               | 46   E  | 81   B    |

**TOTAL: 1967 sq. ft**

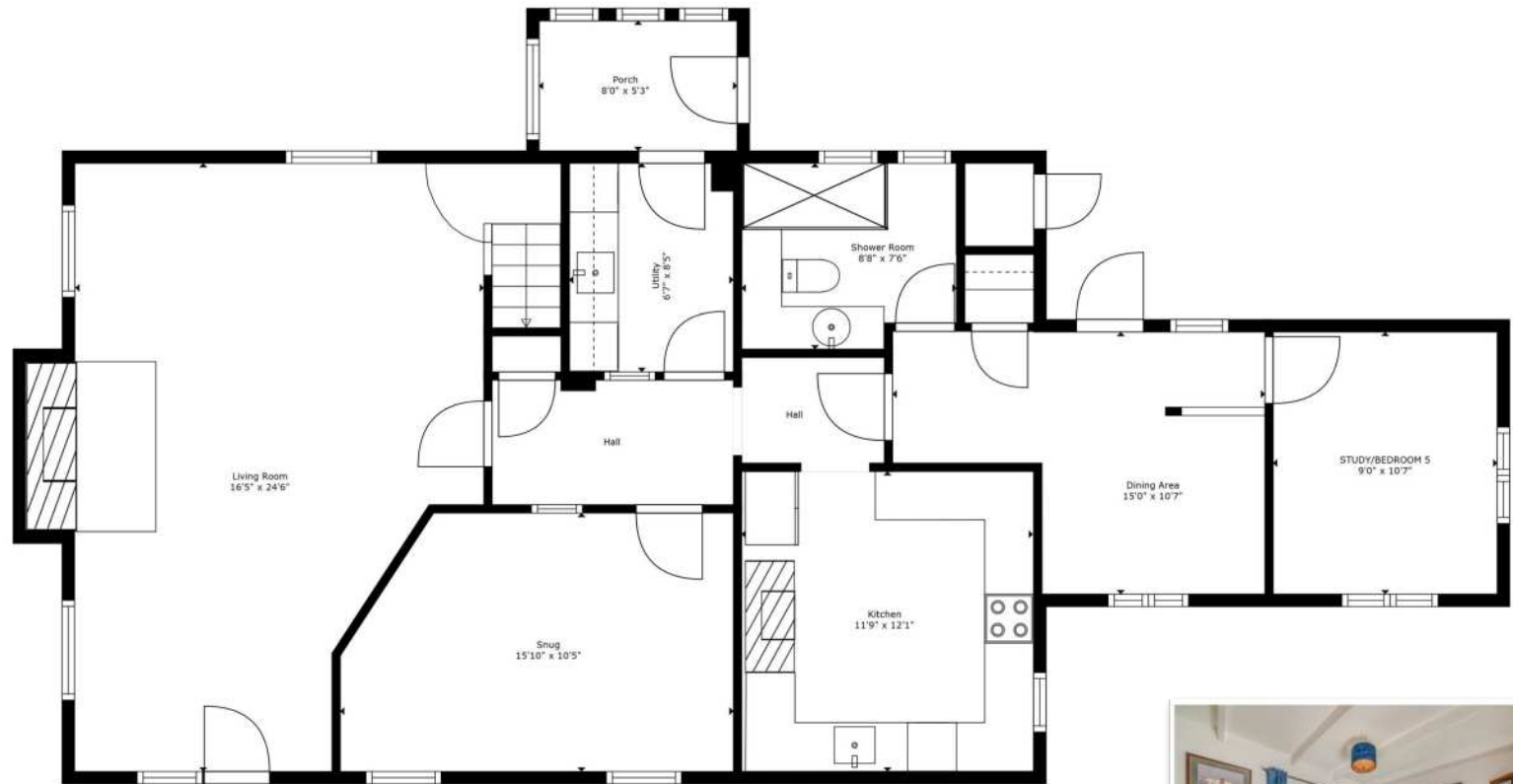
BELOW GROUND: 0 sq. ft, FLOOR 2: 1147 sq. ft, FLOOR 3: 820 sq. ft  
 EXCLUDED AREAS: GARAGE: 293 sq. ft, PORCH: 42 sq. ft, FIREPLACE: 15 sq. ft,  
 LOW CEILING: 111 sq. ft

## GROUND FLOOR

**ENTRANCE**—The elevated & pretty front garden with path and stone steps lead to the covered front door into the house, whereby you are greeted by a characterful entrance with oak flooring and wooden beams plus ample natural light provided, presented in homely cottage décor & tones giving the first impression running throughout this beautiful and immaculately presented, much loved family home.

**DINING ROOM**—the spacious and characterful, open plan Dining Room has ample space for furniture and entertaining, offering charming beams overhead & windows overlooking the Garden with ample natural light filling the room.

**STUDY / 4th BEDROOM**—accessed through from the Dining Room is a good size Study which could also be utilised as a Double Bedroom to the ground floor and front of the property—offering fantastic rural and Sea Views with dual aspect windows.



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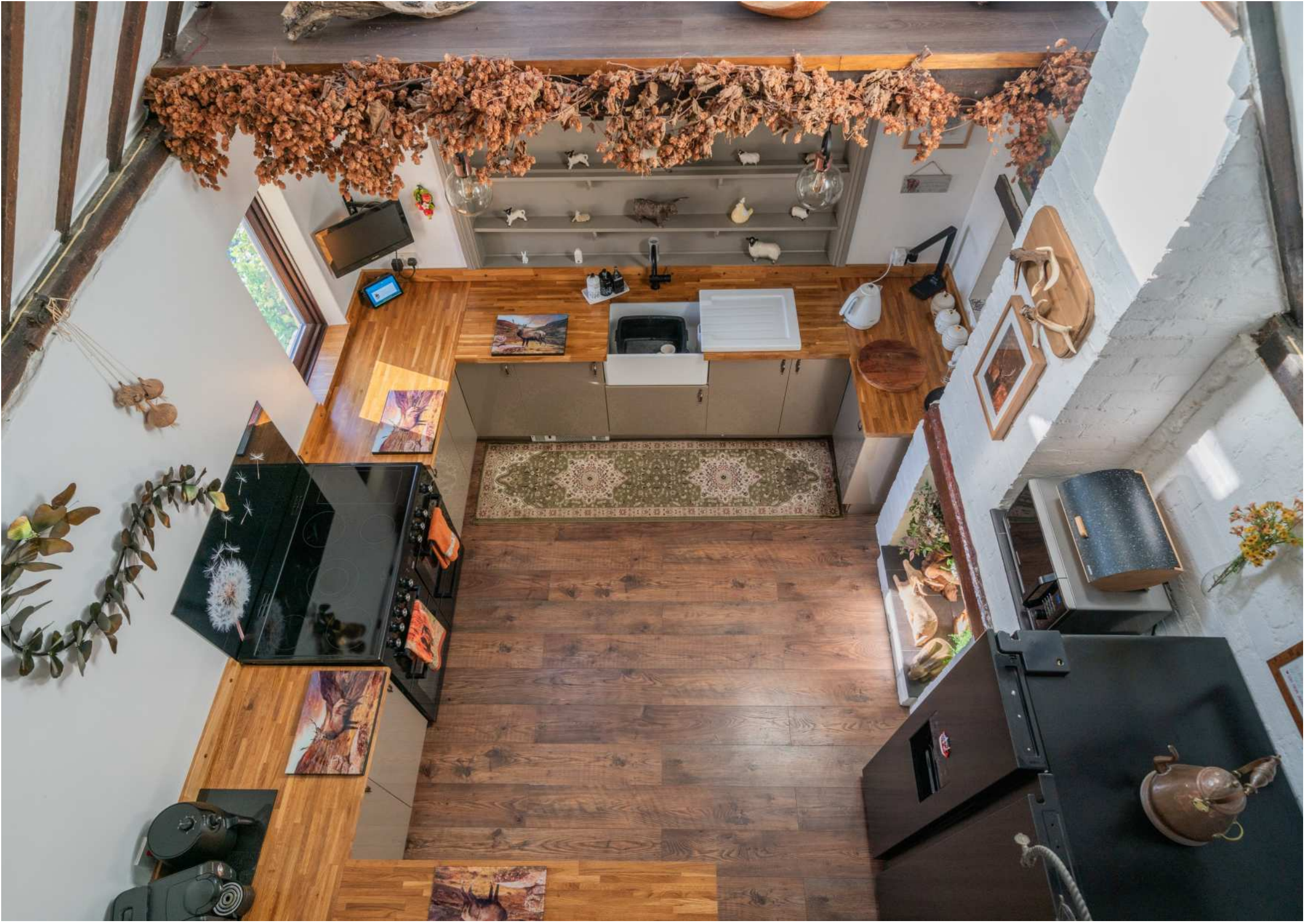
**KITCHEN** — The characterful cottage-style Kitchen exudes character with vaulted ceilings, exposed wooden beams onto a mezzanine floor above, light & bright with skylights and window offering rural hill & sea views beyond. Recently refurbished by the current owners to include contemporary units in warm neutral tones and blended with wooden worksurfaces and the wood flooring.

**UTILITY**—the property benefits a separate Utility room for housing of white goods, which also leads to a Boot Room and further back door.

**SHOWER ROOM**— the beautifully redecorated Shower room with wooden ceiling, stone tiling and a pebble worksurface, consists a large walk-in Mira waterfall Shower, contemporary sink and range of vanity units, WC.









**LIVING ROOM** — The stunning, cosy yet expansive Living Room spans the depth of the house. Being triple aspect with double doors opening out on to the Garden beyond, this room is light filled and offering the rural views from all aspects. A large Inglenook fireplace with modern log burning stove and stone seating surround is a focal feature to the room, plus overhead beams and wooden floors makes this a special part of the home.

**CINEMA ROOM / SNUG**—a further reception room sits centrally in the house with cottage curved walls, dual windows for light, part panelled and décor in country cottage tones, this makes an ideal cosy, informal sitting room. Currently used as cinema room with projector, this carpeted room could also readily be utilised as a further 6th bedroom if required.







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 CLO. CLOSET: 111 sq. ft

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



## FIRST FLOOR

**MASTER SUITE**—a generous double room the width of the property with apex ceiling and wooden beams, offers triple aspect and elevated rural and sea views. An integral hallway to this suite offers a separate His & Hers walk-in wardrobe on either side, whilst the bedroom offers ample space for bedroom furniture.

Along the slanted landing offers a charming mezzanine with view over the Kitchen and heart of the home below.

**BED 2**—a spacious room and long room in the Apex offers a bright and peaceful room with views over the hills and sea beyond. A raised floor offers ample space for a double bed, whilst the room has plenty of space for furnishings.

**BED 3**—A good-size Double bedroom with built-in eaves storage and space for furnishings, positioned to the rear of the property with beautiful garden and rural views.

**BED 4**—A smaller single bedroom located off the mezzanine landing is ideal for a child's room or Home Office.

**FAMILY BATHROOM**—A traditional Family Bathroom fitted with a Bath, WC, Sink, built-in storage and a velux with hill views.







- Elevated and spacious front garden mostly laid to lawn wrapping around the side of the house and prettily bordered with low level planting to open up the infinity views of rural land beyond.
- Landscaped rear garden with gravel for low maintenance and large feature Koi fish pond with views over the fields beyond
- Large Summerhouse with pretty décor, sheds and ample space for additional garden furniture.
- Private plot not overlooked and with natural screening
- Private Double Garage plus additional parking spaces







Viewing by appointment through sole agents:

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

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