



Detached 2 dble bed bungalow, garage , views £595,000 Freehold EPC
Hollycombe, Wootton Fitzpaine, Bridport, Dorset DT6 6NG

FORTNAM
SMITH & BANWELL

in brief...

Detached Bungalow
Beautifully maintained throughout
Modern Fitted kitchen & separate Utility room
Family Bathroom with shower & bath
Central Heating & Double Glazing
Front & rear gardens

Two double bedrooms one en suite
Large L shaped lounge diner
Countryside views to rear
Attached Garage & Parking
Holiday Letting income if desired

*Picturesque village
home very close to
the coast*



in more detail...

Hollycombe Cottage is situated in the pretty village of Wootton Fitzpaine, just ten minutes drive into Charmouth & the beach. The current owners have updated and modernised the property over past years, now providing a light and modern home with lovely rural views to the rear. Currently a much loved holiday home which has been holiday let in between family enjoyment.

Gently sloping tarmac drive up to parking area. Attractive lawn frontage with shrub borders and an apple tree. Enclosed entrance porch leading into a generous L-shaped hall with 2 cupboards, one stores the immersion tank the other a cloaks cupboard. Door into large L-shaped Lounge Diner. Lounge area faces the frontage with a pleasant village view and small wood burner inset within a stone fireplace surround. Dining area to rear, double aspect with sliding patio doors out to the patio. Rural landscape views to rear.

Loft hatch in the hall with drop down ladder into insulated & part boarded loft area with light.

Door return into a bright modern fitted kitchen. Induction hob & integrated one and a half double oven. Full size dishwasher. Freestanding fridge freezer. Lovely rural views to rear. rear door into Utility Room. Washing machine & Tumble drier. Back door out to garden. Door to hall.

Master bedroom to front, a generous size with small ensuite comprising Wc with hand basin. Good sized rear double bedroom with views over the fields. Family bathroom subdivided with an archway comprising bath Hand basin Wc and separate shower.

Outside there is a large paved patio with a low stone wall planted border to the back, overlooking a lovely field landscape. Lawn to one side with several fruit trees along the



borders. Rear pedestrian door into the attached single garage. This has the Worcester oil fired boiler within a small rear room. Double doors to front for car entry. Light and power. Compliant oil tank sited corner rear garden.

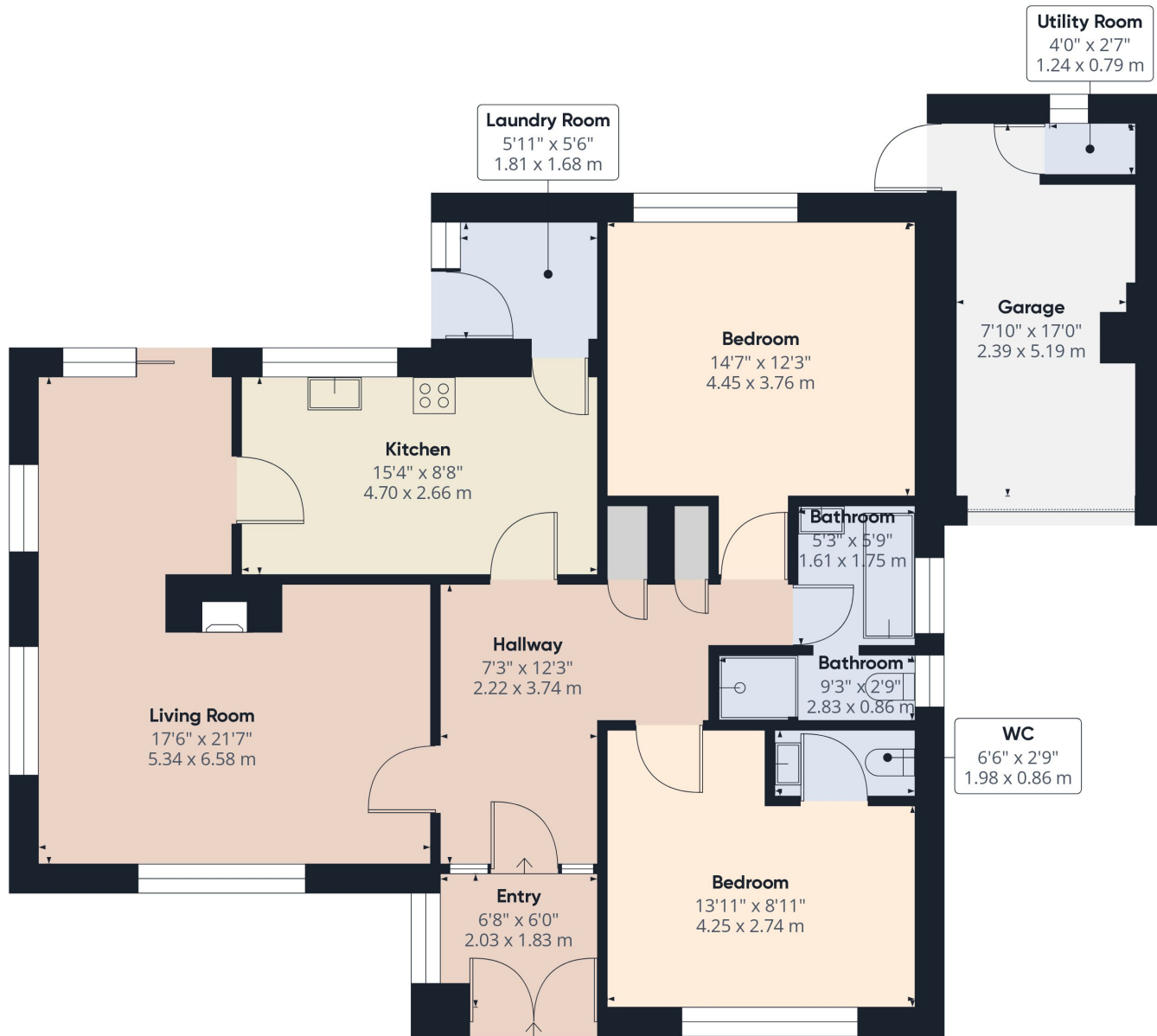
Centrally heated with skirting heaters. Oil fired boiler serviced annually. Septic tank drainage. Mains electric & water.

Ref DFH1703 Dorset Council band xx EPC xxx

This picturesque village is just 1.7 miles from Charmouth with a good range of village shops and amenities and the beach. Wootton Fitzpaine offers a Social Club with a bar, & skittles, Village Hall, and a pretty parish Church. Lyme Regis is just 4.2 miles, Bridport 8 miles.

Directions from Charmouth Centre: Proceed downhill past Manor Farm Camping take next left uphill signed to Catherston. Continue 1.7 miles into Wootton - passing village Hall on left. Continue a short distance further and Hollycombe Cottage is on the left side of the road.

the location...



Approximate total area⁽¹⁾

1187.03 ft²

110.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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