

Newfoundland Close, Worth Matravers BH19 3LX

£895,000

MOLLARO



An attractive detached bungalow in the sought-after village of Worth Matravers, occupying a generous quarter-acre plot with landscaped gardens, excellent parking and exciting potential to create additional accommodation with views towards the English Channel.

Fermain Lodge is quietly positioned within a small residential cul-de-sac on the eastern outskirts of Worth Matravers, with open countryside immediately nearby. Built in 1988 by the previous owner, the property has attractive elevations of natural Purbeck stone and offers spacious and versatile single-storey accommodation, together with an integral garage and in-and-out driveway.

A particular attraction is the property's future potential. Subject to the necessary planning consents, there is scope to elevate the roof and create additional accommodation, potentially taking advantage of views towards the English Channel. This provides an exciting opportunity for a purchaser to further enhance the property and create a home tailored to their requirements.

The property is approached via a gravelled in-and-out driveway, bordered by mature shrubs and providing parking for several vehicles before leading to the integral garage.

Inside, a bright reception hall provides access to the principal rooms and features floor-to-ceiling built-in cupboards. The study room, which could also be used as a fourth bedroom if required, forms the first of two reception spaces. The substantial living room has a south-westerly aspect, an attractive Purbeck stone fireplace and double-glazed casement doors opening onto the paved rear terrace and garden.

The kitchen is fitted with a comprehensive range of contemporary units and integrated appliances.

There are three double bedrooms. The principal bedroom is particularly spacious, with twin south-westerly facing windows, built-in wardrobes and useful over-bed storage, together with a modern en-suite shower room. Bedroom two also benefits from built-in wardrobes and drawers, while bedroom three is dual aspect and currently used as a further sitting room, providing useful flexibility for guests, family living or working from home. A modern shower room completes the accommodation.

The property further benefits from recently updated heating and lighting throughout.

The landscaped gardens extend to approximately a quarter of an acre and offer a good degree of privacy. The south-westerly facing rear garden is predominantly laid to lawn, with a large, paved terrace, mature shrub and flower borders, an ornamental pond with water feature, greenhouse and two timber summerhouses, both with electricity.

Worth Matravers is one of the Isle of Purbeck's most picturesque villages, known for its unspoilt character and spectacular surrounding countryside. Situated approximately one mile from the coast, the village provides easy access to some of Dorset's finest walking routes and the Jurassic Coast.

The surrounding countryside forms part of the Dorset Area of Outstanding Natural Beauty, while the Jurassic Coast is designated a UNESCO World Heritage Site.

The seaside town of Swanage is approximately three miles away, offering independent shops, cafés, restaurants, a sandy beach and heritage railway. Wareham is approximately nine miles away, with further amenities and a mainline railway station providing services towards London Waterloo.

Fermain Lodge provides an excellent opportunity to acquire a well-positioned detached bungalow with generous outside space, versatile accommodation and considerable scope to create something truly individual in a particularly attractive part of the Isle of Purbeck.





KEY FEATURES

- Attractive Detached Bungalow in Sought-After Worth Matravers
- Generous Plot of Approx. ¼ Acre
- Spacious and Versatile Single-Storey Accommodation
- Three Double Bedrooms, Including a Generous Principal Bedroom
- Principal Bedroom with Built-in Wardrobes and Modern En-Suite
- Additional Sitting Room/Potential Forth Bedroom
- Floor-to-Ceiling Built-in Storage in the Reception Hall
- Landscaped South-Westerly Facing Rear Garden with Large Terrace, Pond and Two Summerhouses
- Possible Future English Channel Views
- Potential to Create Additional Accommodation, Subject to Planning













ADDITIONAL INFORMATION

Dimensions
Please See Floorplan

Tenure
Freehold

Council Tax
Band G – Dorset Council





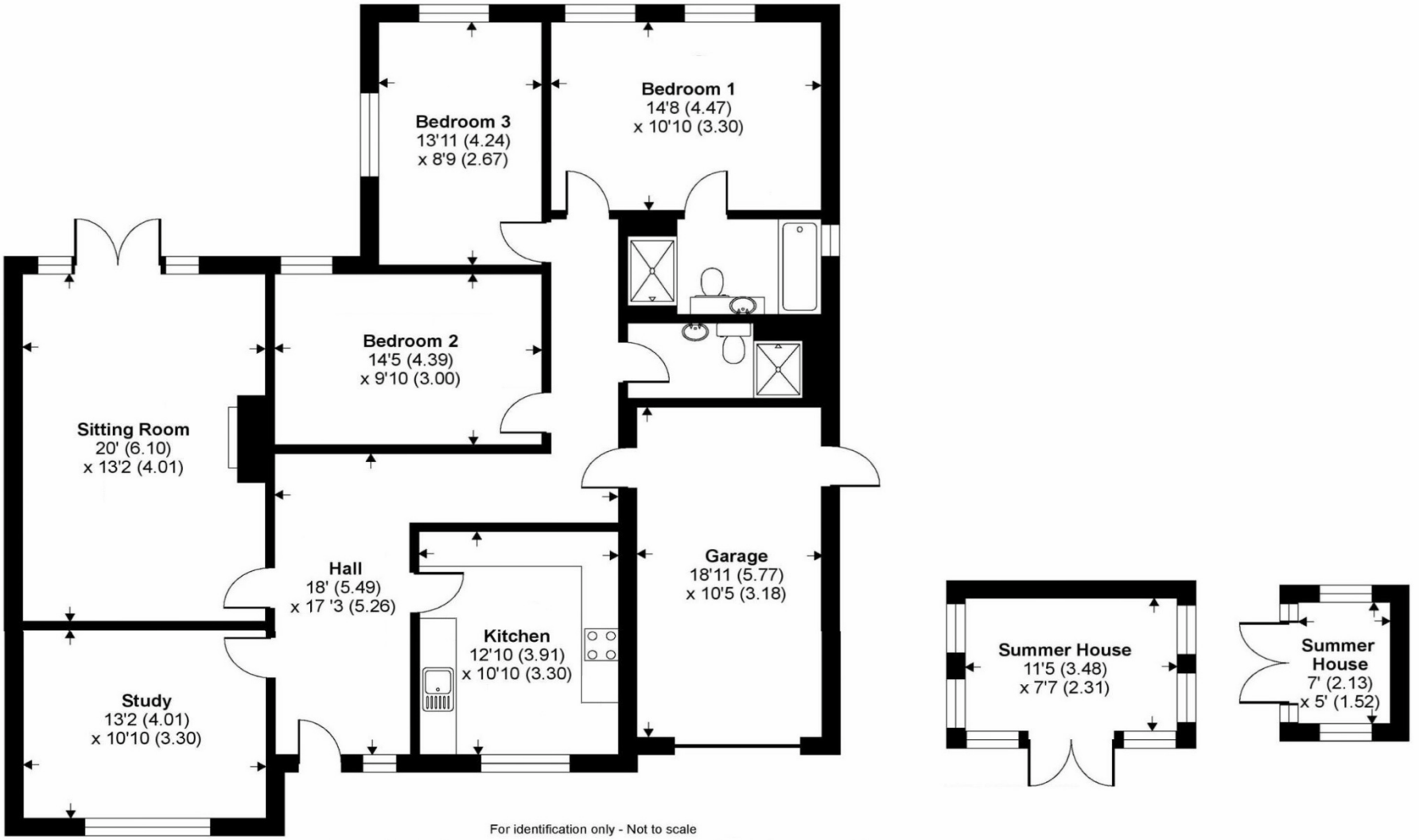








FLOORPLAN

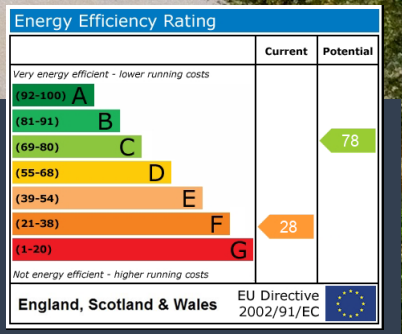


For identification only - Not to scale

Approximate Area = 1559 sq ft / 144.8 sq m (includes garage)
Outbuilding = 123 sq ft / 11.4 sq m
Total = 1682 sq ft / 156.2 sq m







Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR
01929 66 00 25 ▪ hello@mollaro.com

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