



## Church Lane

Osmington, Weymouth DT3 6EJ

- Stunning Cottage Built in the late 19th Century
  - Four Bedrooms plus Two Loft Rooms
  - Bespoke Solid Wood & Granite Kitchen
- Modern Underfloor Heating, Plumbing & Electrics
  - Walled Courtyard Garden
- Beautifully Decorated & Maintained Throughout
  - Bathroom / Shower Rooms on Each Floor
  - Drawing Rooms, Dining Room & Garden Room
  - Garage with Utility & 'Outdoor' Shower Area
  - Semi Rural Village Location

**Fixed Asking Price £600,000 Freehold**







## GROUND FLOOR

**Entrance Hallway**  
5'2" x 14'3"

**Drawing Room**  
12'11" max x 10'9"

**Drawing Room**  
10'6" x 10'5"

**Hallway**  
5'1" x 6'3"

**Kitchen**  
11'3" max x 10'1"

**Dining Room**  
9'8" x 11'4"

**Garden Room**  
13'11" x 9'2" max

**Ground Floor Shower Room**  
4'6" max x 8'1" max

## FIRST FLOOR

### First Floor Landing

**Bedroom One**  
12'6" max x 18'10" max

**Bedroom Two**  
13'9" max x 10'5"

**Bedroom Three**  
12'2" max x 10'8"

**Bedroom Four**  
11'3" max x 10'11" max

**Bathroom**  
9'9" max x 10'9" max

## SECOND FLOOR

### Second Floor Landing

**Loft Room 1**  
9'11" x 9'8"

**Loft Room 2**  
8'9" x 9'3"

**Sauna**  
5'9" max x  
7'7" max

## OUTSIDE

**Garage**  
12'8" x 13'1"

**Courtyard  
Garden**

**Utility Room**  
4'8" x 10'10"



On the ground floor, a spacious reception hallway gives access to the kitchen / diner and drawing room with an attractive wood twist staircase ascending to the first floor. The charming drawing room is full of character, fitted in the style of a captain's cabin with heavy oak pillars, a cast iron fireplace and wooden shutters to the dual aspect windows at the front and rear. The kitchen boasts a range of bespoke solid wood eye level and base units and contrasting granite worktop surfaces. Perfectly in keeping with the cottage decor is an electric Aga and Belfast sink with space for additional kitchen appliances. The kitchen naturally flows into the dining area with ample space for a large dining table. Also, on the ground floor is a marble lined shower room with low-level WC, pedestal wash hand basin, walk-in shower and airing cupboard. A garden room completes the accommodation on the ground floor and provides access to the courtyard garden.

On the first floor, in the main area of the cottage are three double bedrooms, all with cast iron fireplaces, along with a very spacious bathroom comprising panelled bath, WC, pedestal wash hand basin and separate shower cubicle. Naturally, all of these rooms being elegantly decorated. An annexe area, above the garage, provides another large double bedroom with fitted wardrobes with easy access to the marble ground floor shower room. Within the loft, on the second floor, are two loft rooms, serviced by a shower room and with the added benefit of a hot room.

Externally, Emmies Cottage is situated in a beautiful semi-rural setting. The walled courtyard garden, accessed via the garden room is paved with planted borders and an ornamental pond. To the side of the property is a garage with double opening doors. This area has an 'outdoor' shower to wash down after enjoying a day at one of the beautiful beaches nearby. This is also where a utility area with washing machine, tumble dryer and boiler is housed. There is also a separate storage room off the garage

Osmington is a charming Dorset village on the outskirts of Preston with a strong sense of community through its ancient thirteenth century church and vibrant village hall, which offers a full calendar of activities throughout the year. The dramatic Jurassic Coastline and South West Coast Path provide a wonderful setting for beautiful coastal walks and a plethora of countryside walks surround the village. The seaside town of Weymouth is four miles away which offers many local shops, restaurants, bars and theatre as well as main railway links to London.

For further information, or to make an appointment to view this enchanting cottage, please contact Austin Estate Agents.

We are delighted to offer for sale this absolutely stunning cottage situated within an idyllic semi-rural setting in the highly regarded village of Osmington. Emmies Cottage was built in the late 19th Century presented to an exceptional standard. The cottage is tastefully decorated and is bursting with characterful features, such as cast-iron fireplaces and stained-glass windows, to enchant its new owners, either as a weekend retreat or as a forever home.













Local Authority Dorset Council  
Council Tax Band Exempt  
EPC Rating E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.