



Symonds
& Sampson

Charity Farm Cottage

Litton Cheney, Dorchester, Dorset

Charity Farm Cottage

Litton Cheney
Dorchester
Dorset DT2 9AP

Charming Grade II Listed three-bedroom cottage
situated in the heart of this lovely Dorset village.



- Characterful cottage
- Popular village location
- In need of modernisation
 - Generous garden
 - No onward chain

Guide Price £350,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

1 Charity Farm Cottage, as the name indicates, is a classic 19th-century farm cottage with handsome stone elevations under a slate roof. The property sits to the centre of the sought-after village of Litton Cheney that lies on the north side of the Bride Valley. The cottage was substantially extended in the 20th century and is now in need of some modernisation but remains in good working order with a generously proportioned rear garden.

ACCOMMODATION

The accommodation is simply laid out with a sitting room to the front of the property centred around a large brick fireplace equipped with a wood burning stove. The entrance hall is to the centre of the house and is of generous proportions, with enough space to be utilised as a home office or separate dining room if required. The kitchen/dining room is to the rear and has space for a good sized every day dining table and is equipped with solid wood floor mounted cupboards handmade by Dorset Kitchen Company, with an integral double oven and electric hob with space for a dishwasher and washing machine. In addition there is a walk-in pantry and a useful cloakroom downstairs.

Upstairs there are three good sized bedrooms served by a bathroom that is equipped with both a shower and a bath. The property has plank flooring and brace and ledge doors throughout giving continuity.

OUTSIDE

To the front of the house there is a small garden enclosed by a stone wall with a pathway down to the main entrance that lies along the side. The west facing rear gardens are unusually generously proportioned, with space for a further extension subject to obtaining any necessary planning consents. The gardens are primarily laid to lawn, offering an ideal blank canvas for gardening enthusiasts and are largely enclosed by a stone wall.

SITUATION

This property is situated in Litton Cheney, a popular village known for its outstanding countryside beauty and offers numerous walking opportunities. Heading west you will find the Jurassic Coastline and one of Dorset's local towns, Bridport, it has a variety of independent shops, restaurants that cater to range of tastes, and especially for its arts and music events. Dorchester and Weymouth are to the east of the village where sports and other opportunities lie.

DIRECTIONS

What3Words///usual.expecting.paying

SERVICES

Mains electricity, water and drainage. Electric heating. Broadband: Superfast broadband is available. Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors. We have been advised by the vendors that they have not experienced any issues with mobile coverage indoors. (<https://www.ofcom.org.uk>) Dorset Council: 01305 251010 Council Tax band: D

MATERIAL INFORMATION

The property falls within a conservation area.



Energy Efficiency Rating		Current	Target
Very energy efficient - lowest running costs	A		
Energy efficient - lower running costs	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		EU Directive 2002/91/EC	

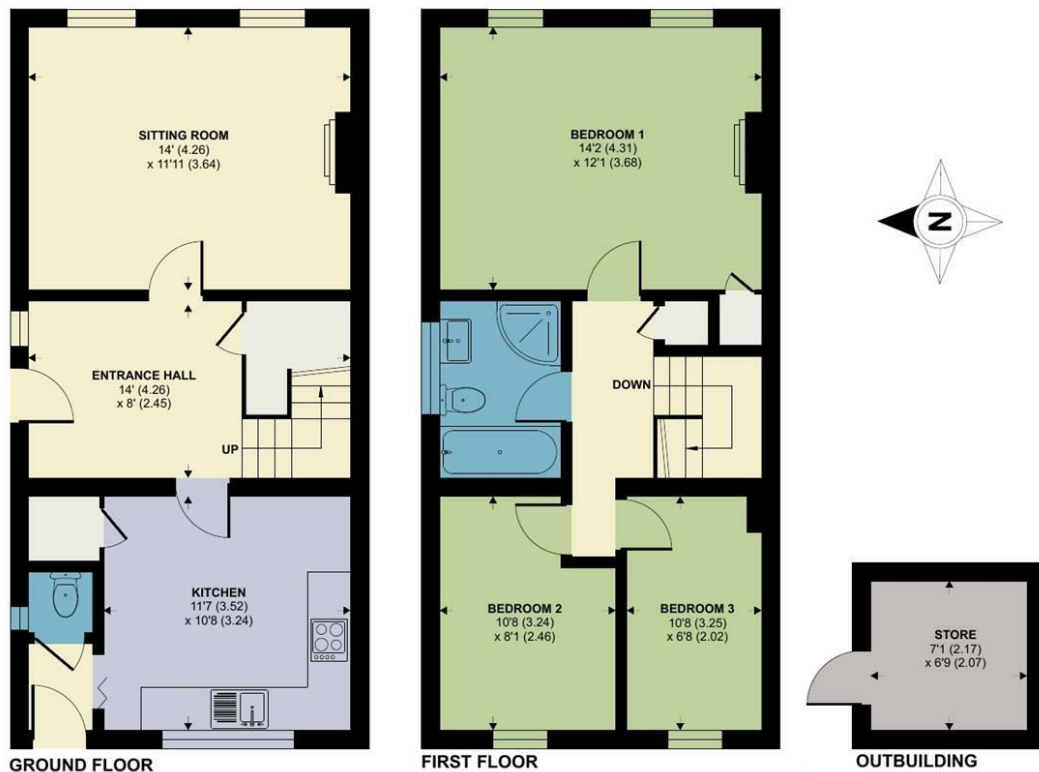
Litton Cheney, Dorchester

Approximate Area = 934 sq ft / 86.7 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 982 sq ft / 91.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1236934



Bridport/SVA/060225



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT