



Nut Cottage
West Lulworth
BH20 5RN

Immaculately presented three bedroom thatched cottage
in West Lulworth, within walking distance of the Cove.

Guide Price of £395,000

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Nut Cottage is a quintessential Lulworth holiday property dating back to 1750, ideally situated within a very short walk of Lulworth Cove. It is a chocolate box thatched cottage and Grade II listed, perfect for those looking for a rural retreat in one of the country's most appealing coastal villages. As well as being a fabulous spot for family holidays and breaks exploring the area by foot, paddle and bike, Nut Cottage is within comfortable reach of the area's larger towns and amenities.

The village of West Lulworth offers a wealth of good quality cafes and restaurants, as well as a small convenience store, all within a stone's throw of the cottage. There are plentiful walking and cycling routes from your doorstep, including the spectacular march from the Cove and along the Coast Path to Durdle Door.



The cottage is presented in excellent order throughout, with original beams, inglenook fireplaces and original bread ovens in both. These characterful features add plenty of charm to this beautiful eighteenth century cottage.

The property opens into a small hallway, with storage space for shoes and coats. The living room is of a good size, and leads on to a well equipped country style kitchen. Nut Cottage also boasts a spacious dining room as well as a large nook currently used as a utility area with an adjacent walk-in storage cupboard.

On the first floor there are three immaculately presented double bedrooms as well as a family bathroom with free standing roll top bath, separate shower, basin and WC.



Nut Cottage opens into a hallway with space for storing coats and shoes. The living room is of a good size, and the wood burner within the attractive inglenook fireplace provides a beautiful feature which serves as the focal point of the room.

The country style kitchen is well equipped, with ample worktop space and fitted units. A large dining room with wood burner to the rear of the cottage is a real bonus in an older property, with plenty of space to accommodate the whole family at one large dining table.

Both fireplaces contain original bread ovens, which as well as adding further character, provide quirky spaces to store wine and spirits. There is a very useful nook and storage room off of the dining room, providing space for utilities and is also a useful drying space.





Stairs lead to the upper landing which has ample space for characterful art presentation or book shelving. The three bedrooms are all of an excellent size, with the master bedroom especially large for a cottage of this age.

Bedroom one has beautiful wooden floors and is dual aspect, with a large amount of convenient built in storage. The room is of such good proportions that there is room to create a comfortable seating area within it.

Bedroom two is also a considerable double room with attractive floorboards, and the third double has carpet laid with a window overlooking the front aspect of the property.





An exceptionally well proportioned family bathroom is also to be found on the first floor, and like the rest of the cottage, is tastefully decorated with high quality units. With ample space to accommodate the cottage's striking free standing roll top bath it is ideal for family use, with a spacious shower unit, basin and WC completing the suite.

Nut Cottage is in the ideal spot to enjoy countryside living in a stunning village, with easy access to the coast, walking trails and West Lulworth's amenities. Already a well established holiday let, this charming property makes a great investment opportunity, characterful family dwelling or second home.



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

Viewing by appointment through:

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