



STAGS

The Skilling

The Skilling

Skilling Hill Road, Bridport

Bridport 0.8 miles

- 5 Bedrooms
- 3 Bathrooms
- Kitchen/ breakfast room
- Utility room
- 3 Reception rooms
- Veranda
- Garage
- Carport

Guide price £725,000

SITUATION AND AMENITIES

The Skilling is situated in an idyllic position on the fringes of Bridport. This charming market town holds twice weekly markets and regular farmers' and vintage markets offering a range of quirky and artisan local stalls as well as well utilised independent shops. The town has a thriving music, arts and literary community, hosting the renowned Bridport Literary Festival and offering a wealth of events to add to the diary. Bridport's mainstream amenities include restaurants and hotels, a cinema, leisure centre, supermarkets, a museum, a health centre and a number of excellent primary schools and secondary schooling. Bridport has good access to the famous Jurassic Coast from the pretty harbour of West Bay with its assortment of pubs and restaurants not to mention the breathtaking coastal path. There are a variety of excellent beaches to cater for all tastes in the area; from bathing, fishing, rock pooling or a fossil hunt. The area is designated as an Area of Outstanding Natural Beauty with many pretty walks and bridleways that allow you to make the most of the gorgeous west Dorset scenery. Dorchester is 16 miles away and offers a wider range of amenities and shops with a main line station that terminates at London Waterloo.

DESCRIPTION

The Skilling is a detached individually designed modern home set in this convenient yet private position on the fringes of Bridport. The property is set back from the lane between Bridport and Eyep and is within walking distance of the town centre. The



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house has stone elevations beneath a slate roof and offers well appointed and flexible accommodation split over three floors. There is an entrance hall giving access to a utility/ boot room and the integral double garage. Steps from here lead down to the lower floor where there is a master bedroom with dressing room, and en suite bathroom with doors leading to a covered veranda. In addition there is a guest bedroom, with en suite shower room and doors leading to the veranda and two further double bedrooms and a family bathroom. Steps from the entrance hall lead up to a higher level where there is a large open plan dining room with doors to the balcony. This in turn leads through to the kitchen/breakfast room (again with door to balcony). This level also has a spacious sitting room and the fifth bedroom/ study. The property has been designed so that all principal rooms enjoy simply stunning southerly views across to West Bay and out to sea. The views also take in a large amount of surrounding countryside.

OUTSIDE

The property is approached via a shared entrance which leads to the private driveway with space for a number of vehicles. The double garage and carport can be accessed from here. Steps take you to the front door and a further pathway leads from the side of the house to the garden. The principal garden lies to the South of the property and has been terraced so therefore comprises of a number of individual spaces. Adjacent to the house is a patio area with recently built summer house, ideal for al fresco entertaining. The pathway winds down through the gardens and on a lower terrace there is a sun-deck and hot tub. To the side of the main garden the gate leads through to a vegetable garden and beyond that lies the paddock. The garden and grounds total 0.75 Acres.

DIRECTIONS

From Stags Bridport office proceed South, down South Street towards the crown roundabout. At the traffic lights by Palmers Brewery turn right towards Eype. Stay on this lane, passing the Leisure Centre on the left and continue up the hill. The Skilling will be found on your left hand side just as you reach the brow of the hill.

LOCAL AUTHORITY

West Dorset District Council.

SERVICES

All mains services are connected. Septic Tank

VIEWINGS

Strictly by appointment only through Bridport Stags call 01308 428000.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		81	88
England & Wales		EU Directive 2002/91/EC	