



GLEN VIEW

Bridport, DT6 3TF

Price £750,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming property located in the picturesque village of Powerstock. This delightful house boasts 2 reception rooms including a splendid kitchen/family room, perfect for entertaining guests or simply relaxing with your family. With 4 spacious double bedrooms, several of which have views, there is ample space for everyone to unwind.

The house has been extended and refurbished over the past 4 years and the redesign was based on a consultation with Laura Jayne Clarke from Your Home Made Perfect. A particular feature is the energy efficient/wifi enabled heating system fitted this year which includes infra red heating panels in the kitchen/family room. Situated in the heart of Powerstock, this house offers a quintessentially British living experience. Imagine waking up to the tranquil surroundings of this village, with its charming cottages and rolling countryside.

Situation

Bridport 4.7 miles
 West Bay(Jurassic Coast) 6.2 miles
 Dorchester 12.5 miles
 Beaminster 6.4 miles

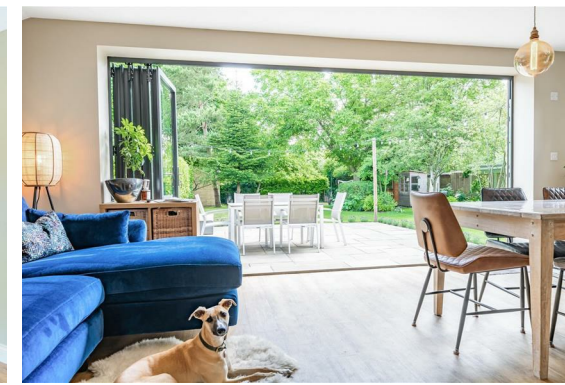
All mileages approximate.

The local area

Situation - Powerstock is an attractive rural village situated five miles from Bridport. The village has 2 public houses, primary school, village hall and active local community. Events in the village include Arts Reach productions, barn dances, craft fairs ,open gardens ,fete, football team and pub quizzes. A wide range of amenities are found in Bridport, which is a bustling, vibrant market town with a history of rope making. Bridport is a gateway to the World Heritage Jurassic Coast. It has a variety of independent shops, supermarkets, public houses and restaurants. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 at Bridport and mainline stations at Maiden Newton, Dorchester and Crewkerne.

Local Authority

West Dorset Council Tax Band: E
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Kamdean oak effect flooring.

Open plan kitchen /family room

A splendid light and spacious room which will be the hub of the house and somewhere for everyone to eat, drink and relax. There is an excellent range of shaker style cupboards and drawers, double bowl sink unit with Quooker boiler tap, display cupboard, fitted dishwasher, Fitted Miele hob with extractor over, fitted Neff double oven and fitted Lamoma microwave. Space for fridge freezer, oak work surfaces, tiled splashbacks, 2 infra red ceiling panel heaters, The family room and kitchen has Kamdean oak effect flooring and aluminium bifold doors which open out onto the terrace and gardens which are ideal for alfresco dining.

Sitting room

A comfortable room ideal for sitting and relaxing or enjoying a good book after a long walk in the surrounding countryside. Dual aspect, fireplace with wood burner. Doors opening on to rear garden and paved terrace.

Boot room

Kamdean oak effect flooring .A very useful room for storing jackets ,boots, shoes and dog leads.

Utility room

Kamdean oak effect flooring, single drainer sink unit, cupboards and plumbing for washing machine.

Cloakroom

Kamdean oak effect floor, low level w/c, electric radiator, hand basin with cupboards. Access to Bedroom 4/Study.

Bedroom 2/Study

A versatile multi purpose room with velux roof light .and access to adjacent cloakroom.

First floor

Landing

Loft access.

Master bedroom

A particularly spacious dual aspect room with views, storage and dressing area.

En suite shower room

Contemporary suite comprising, walk in shower ,hand basin with cupboards under, low level w/c, weather sensitive roof light, Kamdean floor, heated towel rail.

Bedroom 3

An attractive double bedroom with views towards countryside.

Bedroom 4

A good double bedroom which is adjacent to the family bathroom.

Family bathroom

Contemporary suite comprising, panelled bath, hand basin with cupboard under, low level w/c, tiled walls and Kamdean flooring.

Outside

Gates leading to ample gravelled parking/turning area for several vehicles.

Gardens

The front garden and drive has well stocked borders and is bounded by a stone wall.

The rear gardens are a particular feature and include a large paved terrace which is ideal for alfresco dining. Well stocked raised borders, lawn, variety of young and mature trees. Laurel hedging to provide privacy and garden office which is insulated and hard wired for internet connection. Garden shed which is ideal for storing bikes etc and side area for bins .Garden store.

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The Village

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Material Information_

Additional information not previously mentioned

- Mains electric.
- Private water supply from local estate .Cost £250 approx.
- Electric heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

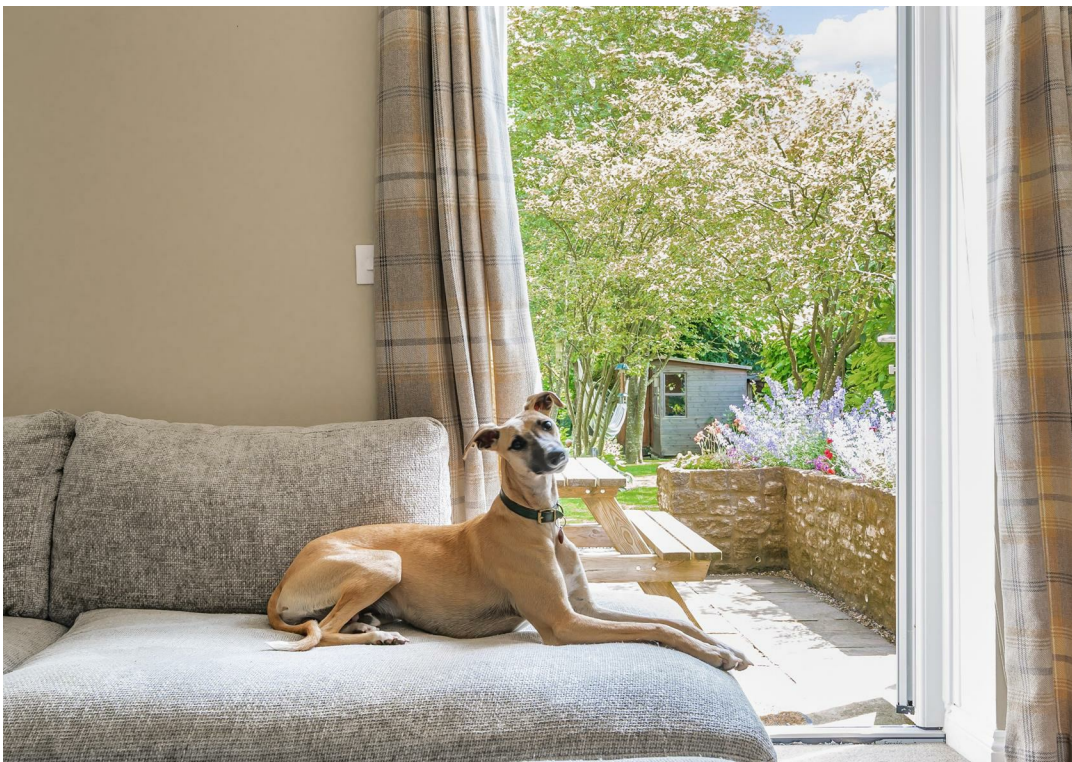
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Flood Information:

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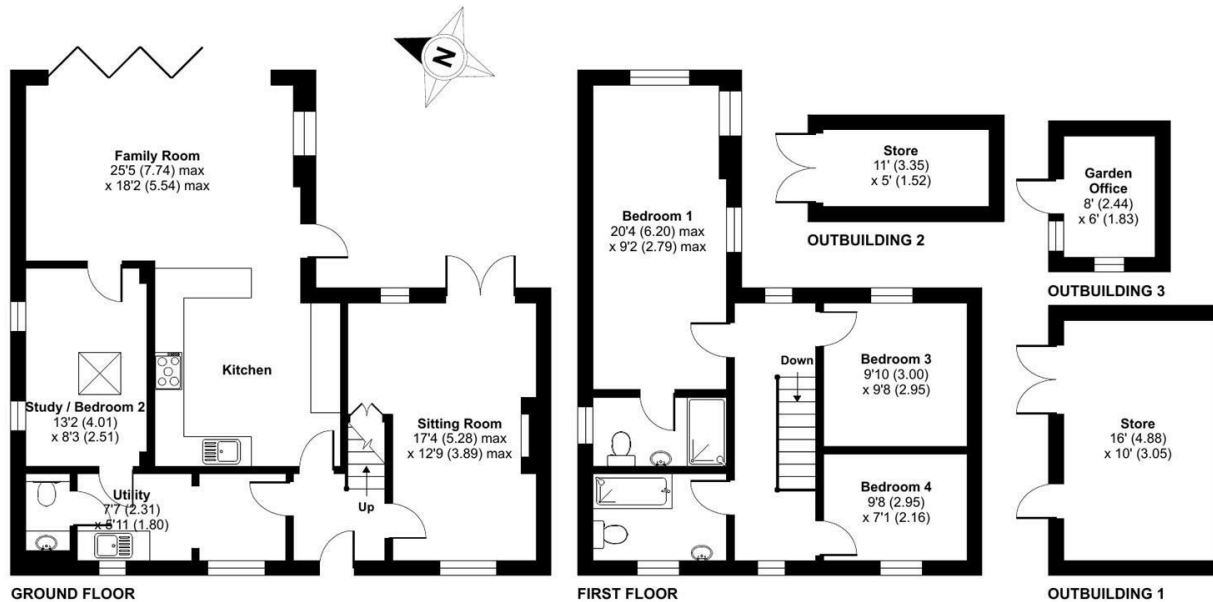
Glen View, Powerstock, Bridport, DT6

Approximate Area = 1425 sq ft / 132.4 sq m

Outbuilding(s) = 271 sq ft / 25.2 sq m

Total = 1696 sq ft / 157.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Mayfair Town & Country. REF: 1145188



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminsters@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

