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Bridport Branch

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Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Seaward, Verriotts Lane, Morcombelake, Bridport,
Dorset, DT6 6DX
Guide Price £425,000



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A well-presented two bedroom detached bungalow positioned on a generous plot in a secluded location with the benefit of an additional building plot with planning permission within the grounds for a one bedroom bungalow.



Property Details

- Elevated Position
- Sunroom
- Garden
- Secluded Location
- Building Plot
- Parking

THE PROPERTY

The property occupies an elevated south-facing position on the southern slopes of Hardown Hill, enjoying far-reaching views across the surrounding countryside and an abundance of natural light throughout. Originally built in the 1930s, the property has been thoughtfully extended and modernised to create a stylish and versatile home, blending period charm with contemporary comfort.

Planning permission has been granted, with works commenced, for the construction of a separate one-bedroom bungalow within the grounds. This offers buyers exceptional flexibility, whether as an annexe for multigenerational living, a holiday let with income potential, a dedicated home office, or a completely independent dwelling.

The heart of the home is a bright kitchen and dining room, fitted with a sleek, contemporary kitchen, quality integrated appliances, and a picture window that perfectly frames the panoramic outlook. The space also benefits from a useful storage cupboard and double patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow ideal for entertaining. A central sitting room with a wood-burning stove provides a cosy focal point and connects to both a sunroom and a garden room, the latter opening directly onto a terrace.

From the entrance lobby, there is a thoughtfully designed utility area with plumbing for appliances and tall fitted storage cupboards, ensuring a practical and well-organised home environment plus space saver stairs leading to loft.

The principal bedroom is positioned to make the most of the glorious views, complemented by a second bedroom and a fully tiled family bathroom with both bath and shower. The attic offers further scope to be converted into additional accommodation, subject to the necessary permissions, making the home highly adaptable for future needs.

OUTSIDE

Outside, the property benefits from two vehicular entrances, ample parking and a double carport. The gardens are particularly attractive, enclosed by mature trees for privacy and beautifully landscaped with a mix of shrubs, herbaceous planting, and colourful seasonal displays. Mown paths weave around well-stocked borders, encouraging exploration, while to the left of the property there is a level lawn – a wonderful space for children to play or for relaxed summer picnics. To the west, a decked terrace captures the evening sun, while to the south a paved terrace provides the perfect setting for summer entertaining. Within the grounds there is also a timber building with power, currently used as a studio or home office, together with a further large shed for storage.

From the property direct access leads straight onto the National Trust Golden Cap estate, offering direct access to Hardown Hill from Verriotts Lane and superb walks through Langdon Woods, across to Golden Cap and on to Stonebarrow Hill. This unique location provides the rare combination of privacy, natural beauty, and doorstep access to one of the most unspoilt stretches of the Jurassic Coast World Heritage Site.

LOCATION & LIFESTYLE

Local facilities in Morcombelake include a popular farm shop, while the neighbouring village of Chideock has two pubs and a convenience store. The market town of Bridport lies approximately 5 miles to the east. Bridport is renowned for its friendly and vibrant culture and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Electric plus wood burning stove p

Broadband: Standard & Superfast Available (Check Ofcom Data)

Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)

Council Tax Band: D (Dorset Council)

Flood Risk: Very Low (See Gov. UK Website)

Mains electricity, water, private drainage.

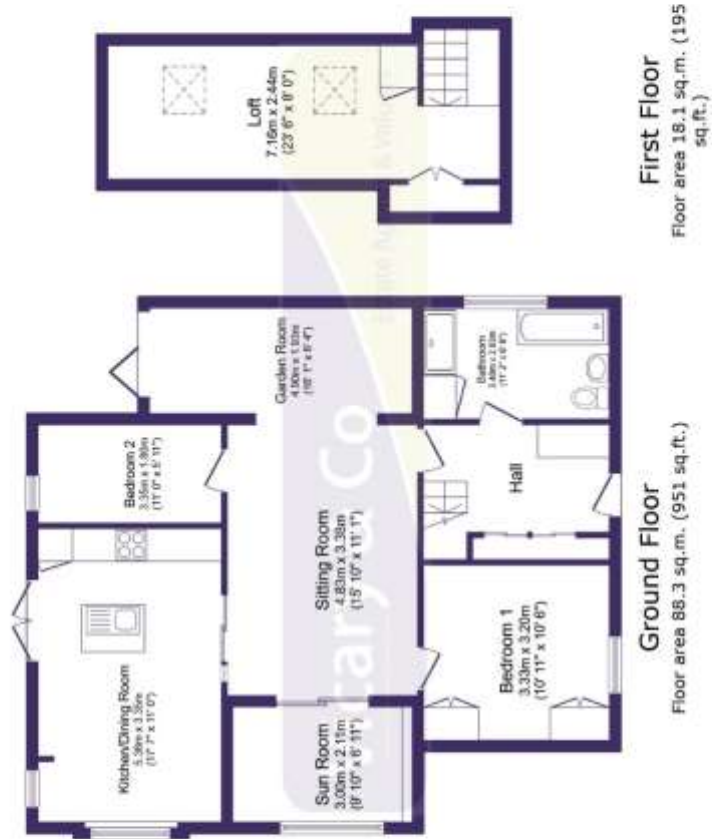
Agent Note: Some photos have been taken from archive; property appearance may differ.

VIEWINGS

Strictly by appointment only



Verriotts Lane, Bridport, Morcombelake Dorset, DT6 6DX, GB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any open floor area), openings and orientations are approximate and should not be relied upon for any purpose. The information is provided for your information only and does not constitute a contract. A party must rely upon its own measurements. Prepared by www.propertybox.co.uk



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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