

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Colmers View, 1 Grove View, West Road, Bridport, Dorset DT6 6AE**  
**Guide Price £485,000**





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Set against the backdrop of iconic Colmers Hill, this welcoming three bedroom family home offers glorious views and the added bonus of a separate annexe studio – perfect for family, guests, or a creative space.



## Property Details

- Views of Colmers Hill
- Contemporary
- Garden
- Self-contained Studio Annexe
- Three Bedrooms
- Parking

### THE PROPERTY

This versatile semi-detached property combines character, modern style, and flexible living, further enhanced by a fully self-contained studio annexe. An ideal opportunity for families, multi-generational households, or those seeking additional income potential.

The ground floor opens directly into a stunning open-plan kitchen/dining room, styled with farmhouse base units and industrial-inspired features. The kitchen is beautifully finished with a real wood worktop and fitted with an undercounter oven, gas hob, overhead extractor hood, and a classic double Belfast sink, with space for an undercounter appliance.

Striking industrial-style glazed doors open into a spectacular rear addition — **one of the property's standout highlights**. This impressive space includes a mezzanine level (Restricted head height) with a fully glazed window, flooding the interior with natural light while framing breathtaking views towards the iconic Colmers Hill and beyond.

Steps lead down to the lower ground floor, where a cosy living area awaits. Complete with a wood burner and double patio doors opening onto the garden, this inviting space once again takes full advantage of the impressive Colmers Hill views.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a large double, providing plenty of space for freestanding furniture and a rear-aspect window. The front bedroom is also a double, while the third bedroom is a comfortable single. The family bathroom is designed in a heritage style and comprises a shower enclosure, WC, and hand wash basin. At the centre of the

room sits an impressive roll-top bath, perfectly positioned to relax and enjoy the remarkable views.

The self-contained annexe benefits from its own private entrance and comprises an open-plan living/bedroom area, kitchenette, and shower room. It also has a rear door opening onto its own small decking area, offering a private outdoor space for relaxation or entertaining.

The property benefits from gas central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency.

### OUTSIDE

Externally, the property features a patio leading directly into a lean-to summer house/garden room with glass patio doors, providing a versatile space for relaxing or entertaining. The tiered landscaped gardens are well stocked with shrubs and trees, with laid-to-lawn areas facing towards Colmers Hill, making the most of the outstanding outlook. To the front of the property there is parking for several cars.

### LOCATION & LIFESTYLE

The market town of Bridport lies approximately 1.5 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: Gas Central Heating

Broadband: Standard & Superfast Available (Check Ofcom Data)

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

Council Tax Band: C (Dorset Council)

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

Mains electricity, gas, water & drainage

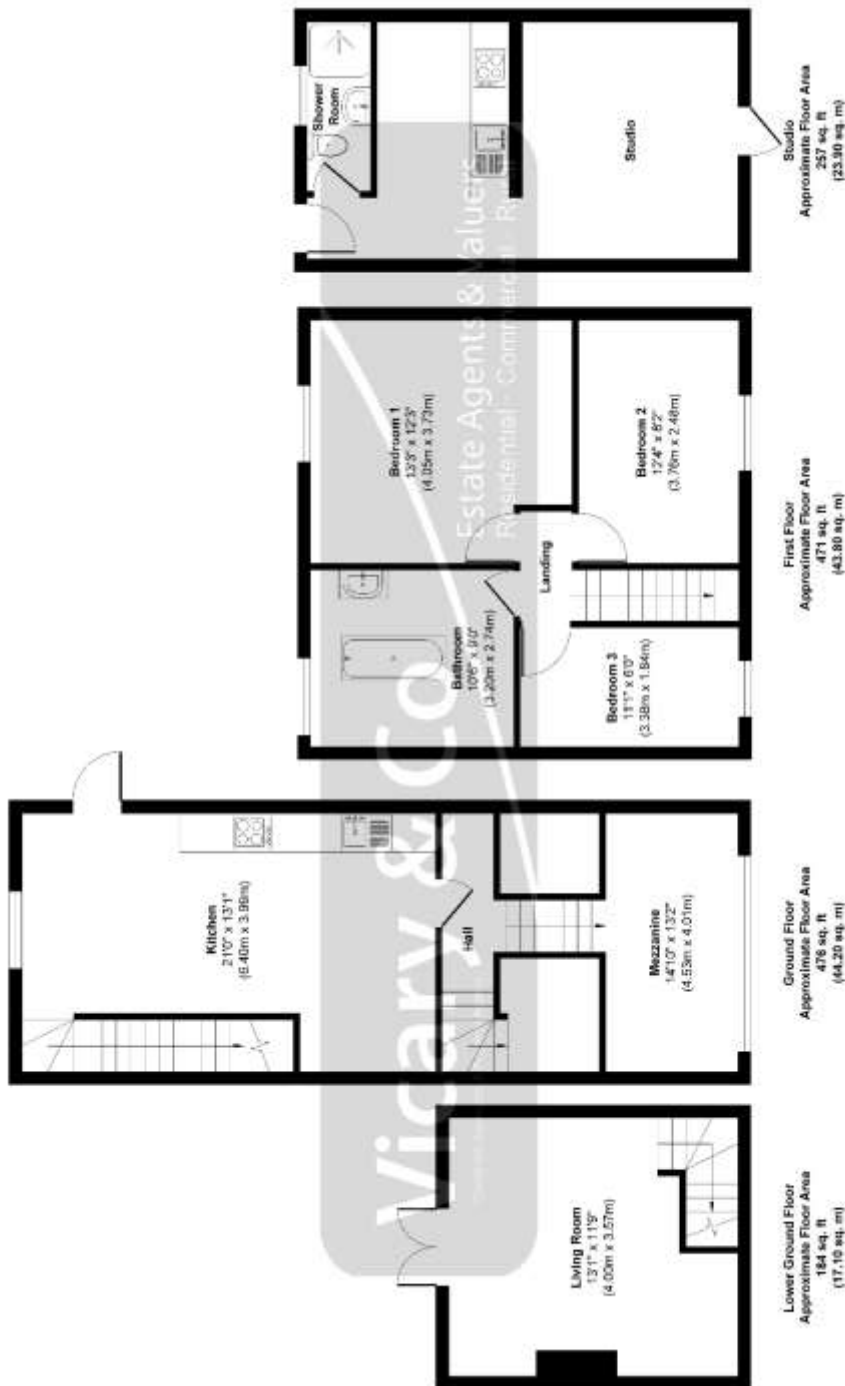
### VIEWINGS

Strictly by appointment only





Grove View, West Road, Bridport, Dorset, DT6 6AE



**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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