



**Eaves**  
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## Girt House

Burton Bradstock, Bridport, DT6 4QF

**GUIDE PRICE: £1,595,000**

An impressive 5 bedroom Grade II listed family home, in the heart of Burton Bradstock, within easy walking distance of the sea. It is a superb example of a Queen Anne house with well-proportioned rooms, great ceiling heights and lots of natural light.

**TENURE — FREEHOLD**







## Overview

A five bedroom Grade II listed Queen Ann house, in the pretty village of Burton Bradstock, just a short walk to Hive Beach. The house, which has been completely renovated by the current owners, offers a spacious entrance hall, sitting room, drawing room, kitchen, dining room, utility, cloakroom, study, five double bedrooms, 2 bathrooms (plus a further loo on the second floor), impressive walled garden, secret garden/potential plot, double garage and parking.

## Key Features

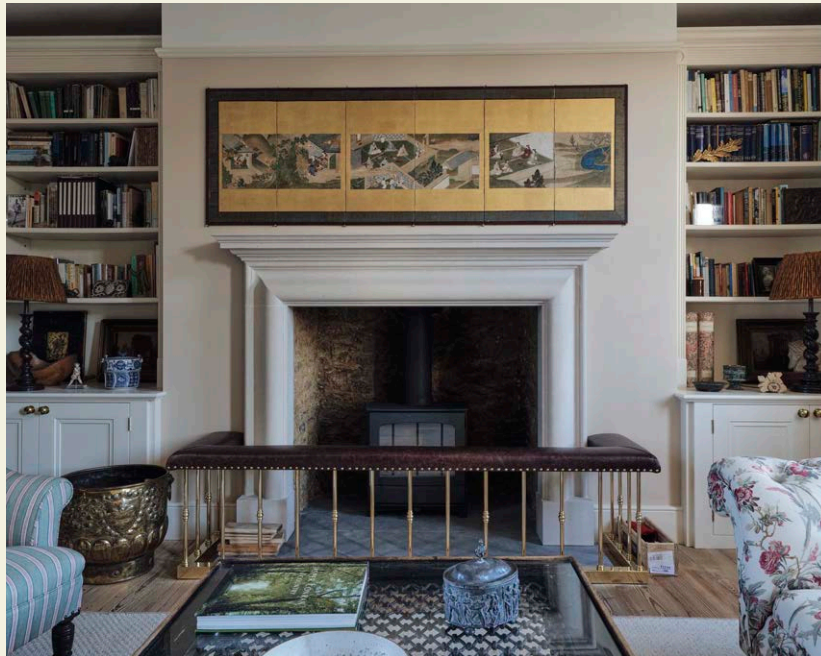
- IMPRESSIVE GRADE II LISTED QUEEN ANNE HOUSE
- COMPLETELY RENOVATED
- WALKING DISTANCE TO THE SEA
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE AND PARKING
- WALLED GARDEN
- POTENTIAL BUILDING PLOT (SUBJECT TO PLANNING)
- PICTURESQUE VILLAGE LOCATION



## Immediate Area

The historic village of Burton Bradstock in West Dorset lies just 2 ½ miles southeast of Bridport, with its independent shops and markets, just half a mile inland from the sea and the World Heritage Jurassic Coastline. The village itself has a popular pre-school and primary school, a post office and farm shop, two thriving pubs serving fresh seafood and popular pub classics, a library and a church.

It has a welcoming village community with lots going on including film nights, Bridge club, WI and Tots time in the church.



There are superb walks right from the doorstep and you can be on the beach in less than 20 minutes. There are some extremely popular restaurants on your doorstep, namely The Seaside Boarding House, Hive Beach Café and, a favourite of ours, The Parlour at Bredy Farm. Dorchester lies just 15 miles to the East and has everything one could need including a mainline train service to London Waterloo.

There is an 18 hole golf course nearby and a wealth of water sports on offer along the coast.



# The House

The oldest part of the house is believed to date back to the 15th Century. Built of natural stone, a stunning red brick façade was added in around 1710 by Rear Admiral Ingram (part of Admiral Nelson's fleet). Girt House sits elegantly in the old heart of the village surrounded by other stone and thatched houses. The house retains much of its original character with high ceilings, sash windows and panelled doors throughout. It is a solid house that has undergone a thorough and tasteful renovation.

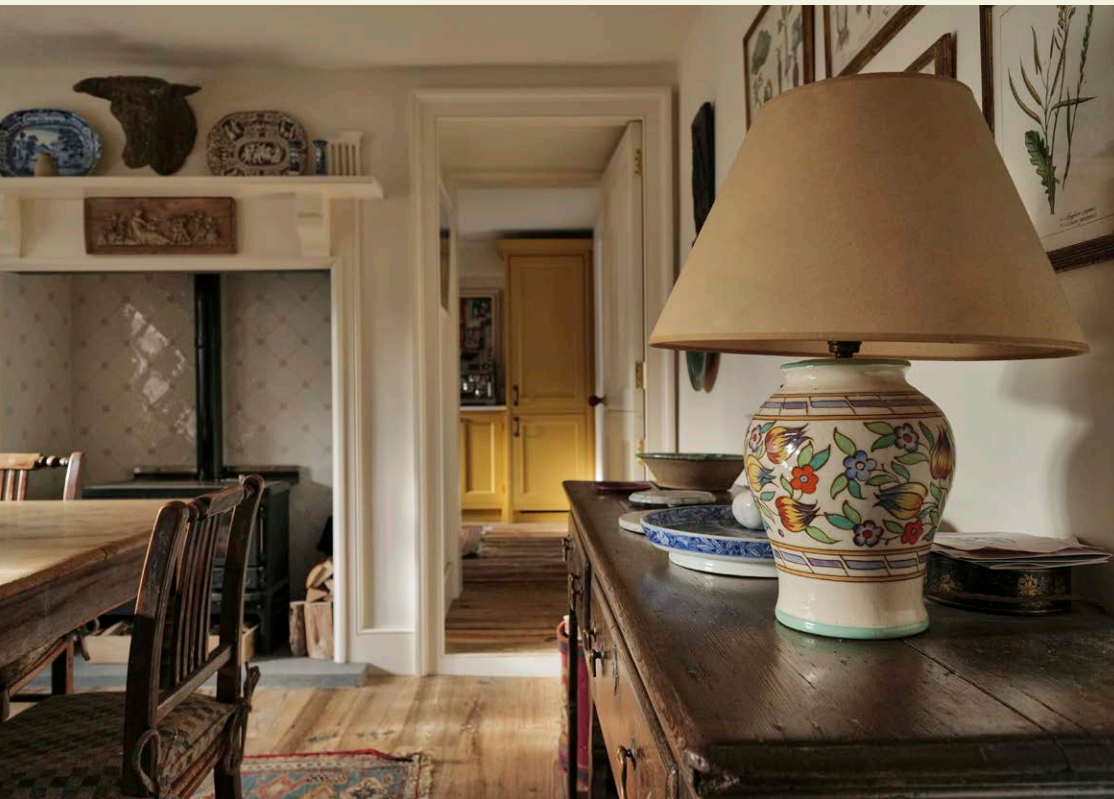




# Interior

The front door leads into the spacious and light entrance hall with a beautifully worn stone floor underfoot. A sweeping staircase, with storage under, leads to the 1st floor. Immediately to the right is the drawing room. With 2 windows to the front and double doors to the patio and garden. It, like all the rooms, is of great proportion.

This formal space has bespoke cabinetry, bookshelves, a fireplace with wood burning stove and stone surround and a solid wood floor that continues throughout most of the ground floor. To the left is the family sitting room, a less formal room with 2 windows again to the front, a fireplace with further wood burning stove, built in storage and a door that leads into the dining room.



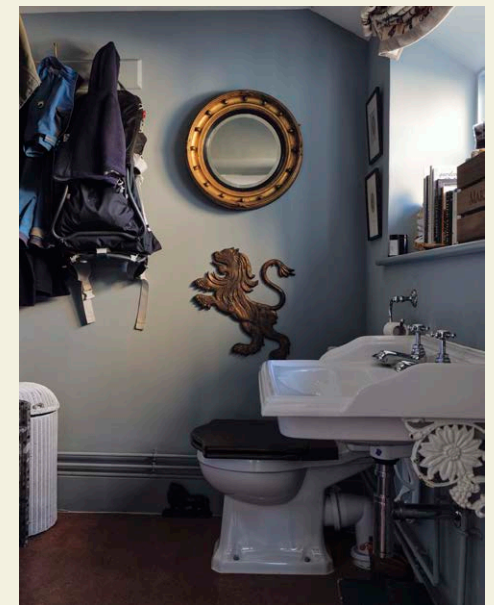
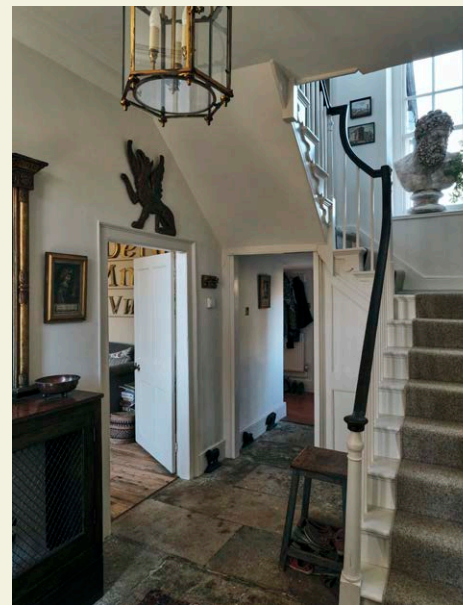
The dining room is a well-used and welcoming room. Double fronted again, it has a fireplace with a Salamander “Little Range” stove, further built in storage, exposed beam and a stable door through to the kitchen.

The kitchen has been well planned with bespoke joinery, built in appliances, quartz worktops and a Belfast sink. An opening then leads to an incredibly useful pantry, with window to the rear, and also the utility room. A door from the rear hall leads out to the side where you will find the garage and a gate leading to the off road parking space.



Making up the ground floor is a good-sized cloakroom/boot room just off the main entrance hall where there is a further door out to the rear garden, and a useful home office or studio to the side of the house.

On the first floor, to the front, are the main and guest bedrooms. Both a similar size with built in storage and views across the village and beyond. The main bedroom has steps down to a spacious Jack and Jill bathroom with door out to a landing and the third double bedroom. A further bathroom, with bath and shower, makes up this floor. Up the stairs again takes you to the two further double bedrooms. Both these rooms have stunning views and plenty of eaves storage. The owners have cleverly fitted a loo and sink between these two rooms.









## Outside

To the front the house is set back and elevated from the lane with steps up to the front garden. The pretty front garden has a wide gravel pathway sandwiched between two full width flower beds. There is a gate to one side leading to the parking space and garage and a further gate to the right which leads out to the rear garden.

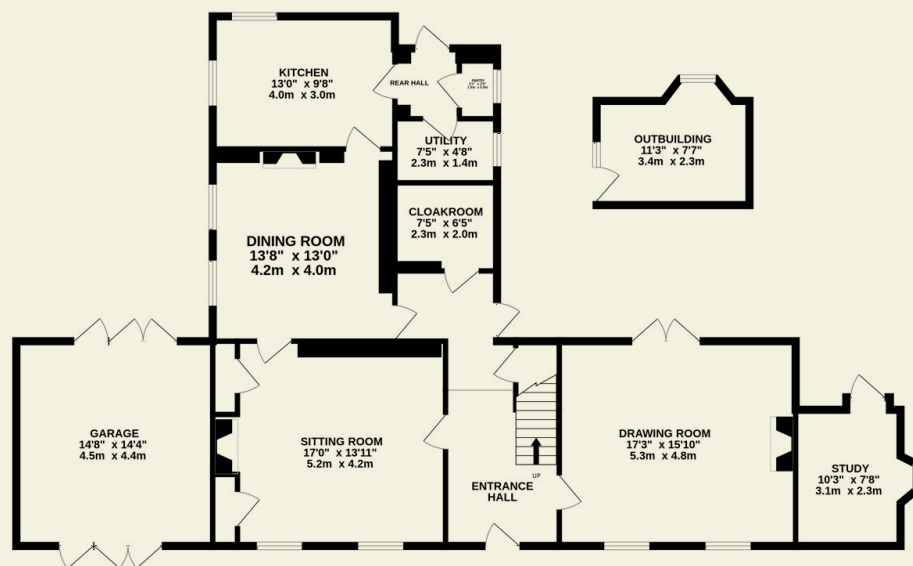
The main garden lies to the rear. Flat and enclosed with stone and brick walls, it is a good size and catches the sun all day. A recently added York stone terrace gets the best of the late afternoon/ early evening sunshine and is perfect for entertaining. An archway, through the stone wall at the rear, leads past a stone outbuilding to a secret garden. This extra piece of land presents a potential building plot (subject to planning) and has all the services in place and separate rear access should you wish to explore that option.





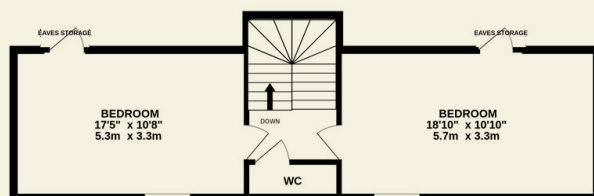
## GROUND FLOOR

1439 SQ. FT. / 133.7 SQ.M. APPROX



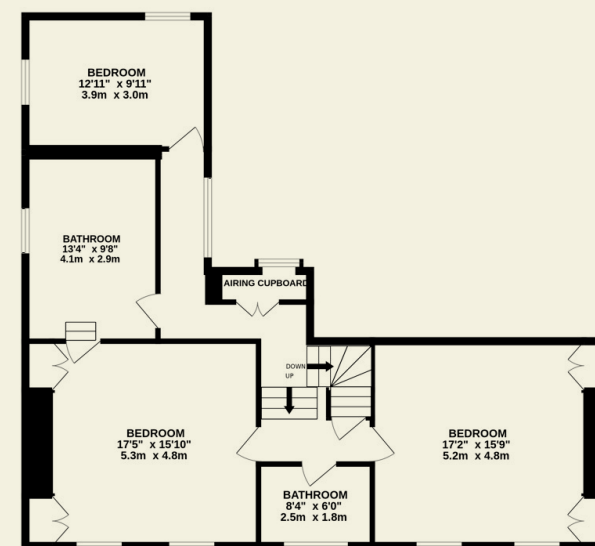
## 2ND FLOOR

493 SQ. FT. / 45.8 SQ.M. APPROX



## 1ST FLOOR

957 SQ. FT. / 88.9 SQ.M. APPROX



## TOTAL FLOOR AREA

2889 SQ. FT. / 268.4 SQ.M. APPROX

# Floorplans





## Directions

Head out of Bridport on South Street.

At the roundabout take the second exit towards Burton Bradstock. Continue into the village and take the left turn onto Shadrach, after the Anchor Inn.

Girt House can then be found, after a short distance, on the left hand side.

**WHAT3WORDS** /// **SUSPENDS.SPINNERS.CONSPIRE**

## Services

Mains gas, electricity, water and drainage are connected to the house.

## Local Authority

Dorset Council - Band G

## Eaves Notes

The current owners have carried out a comprehensive renovation over the past 3 years. We have a detailed list of all the works carried out and are more than happy to let any potential buyers see this. The owners have had professional plans drawn for the garden and are happy to pass these, with all details, on to a purchaser.



# Eaves

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## Contact Us

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