



- Impressive Four / Five Bedroom Chalet Style Bungalow
 - Scope for a Self Contained Flat / Annexe
- Secluded Setting with Lovely Gardens ● Pasture Paddock
 - Approx. 4.6 Acres In All
- Desirable Setting with Views To The Sea

GENERAL AND SITUATION

Approximate Distances:

Bridport 1 mile • Eype Beach 1.3 miles • West Bay 2 miles
Crewkerne (Mainline Station) 13.5 miles • Dorchester 16 miles

A secluded and highly attractive four/five bedroom chalet style bungalow set in approx. 4.6 acres with lovely gardens and paddock, in a desirable location within walking distance of Bridport and Eype Beach.

The house is understood to have been built in around 1960/61 in a truly glorious location surrounded by its own grounds which provide a high degree of privacy and seclusion with glimpses of the sea at West Bay. The house and gardens, which are beautifully maintained by the vendor, have a distinctive Mediterranean feel and the adjoining paddock is ideal for private equestrian use or for keeping livestock.

One of the key attractions of the property is the fact that it is within comfortable walking distance of Bridport town centre, the harbour and the wonderful Jurassic Coast beaches at Eype and West Bay. Bridport has a good range of shops, a twice weekly market, sports centre, art centre, junior school, two theatres, a cottage hospital and medical centre. West Bay is an extremely popular small seaside resort and harbour with impressive cliffs, beach and several restaurants.

There are mainline rail stations on the London / Waterloo Line at Crewkerne and Dorchester.

THE RESIDENCE

A good-sized family home with scope to create a self-contained flat/annexe on the first floor if desired. There are electric night storage heaters and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes;

The **Main Entrance** through the front door opens into a **Reception Hall** from which a door to the right opens into the spacious **Sitting Room**, which has a large picture front window with views over the garden and a stone fireplace with inset log burner. There is a wide opening leading through to the **Dining Room** and on round into the **Kitchen** which is fitted with a range of built-in units with a stainless-steel sink, four ring hob with extractor hood and an electric oven. The rear **Utility/Boot Room** has plumbing for a washing machine and an external door to the rear garden.

There are **Three Bedrooms** on the ground floor, a **Family Bathroom** and a separate **WC**.

From the **Sitting Room** a door opens through to a superb **Garden Room** which is on a slightly lower level and combined with the **Conservatory**. It has a log burner, external double doors to the **Front Terrace**, and a further external door opening to the side **Courtyard**.

From the **Garden Room**, stairs lead up to the **First Floor** where there is a **Study Area**, **Sitting Room/Bedroom**, **Further Bedroom** and a **Bath/Shower Room**. The front facing windows in the study area and sitting room have wonderful views over the property's garden and paddock.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane along a driveway that is owned by a neighbouring property. It leads to a cattle grid and a private tarmacadam drive which sweeps round through the extensive gardens to a parking area to the front of the house.

Adjoining the house to the side is a 'Spanish Style' **Courtyard** which is ideal for barbecues and Al Fresco dining, with an adjacent **Double Garage** which has electric roller shutter doors. Adjoining the garage to the rear is an **Outside WC** and a **Garden Area** with a **Greenhouse** and a **Potting Shed**.

There is a good-sized **Front Patio** leading on to the **Main Gardens** which are a particular feature of this property and comprise extensive lawns with numerous specimen trees and shrubs, plus a **Vegetable Patch** to the side.

The Paddock, which is very gently undulating, lies below the garden and is enclosed with mature hedges and a number of fine trees.

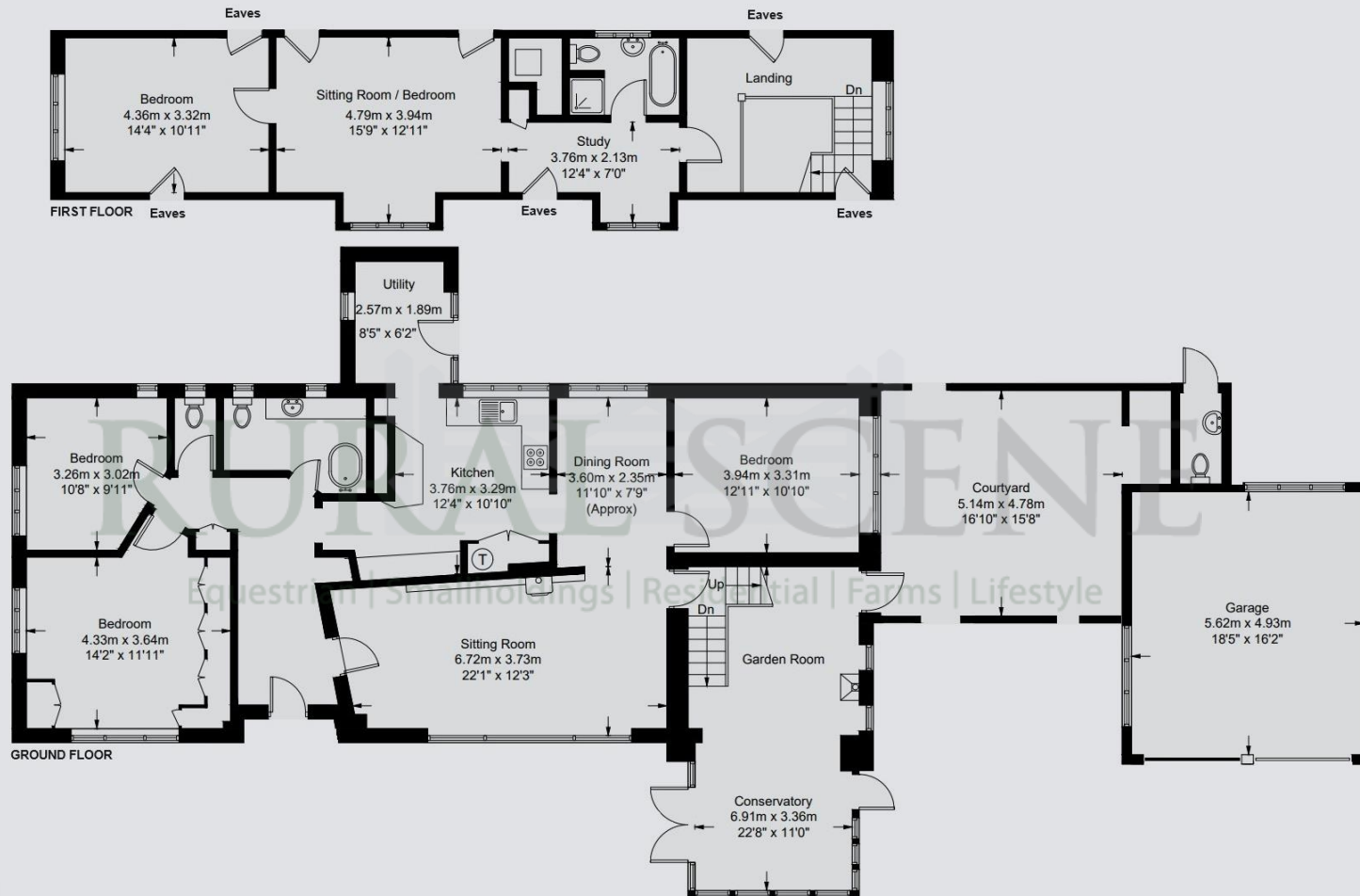
**IN ALL APPROX. 4.6 ACRES
(About 1.9 Hectares)**



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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DORSET COUNCIL
Tel: 01305 221000

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE,
TELEPHONE and BROADBAND (connected and
available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F

COUNCIL TAX F

DIRECTIONS

Turn off the A35 at Bridport Rest Area, signposted
towards Eype. Follow Broad Lane over the A35 bridge
and after 1/3 mile turn right onto Watton Lane. Follow
the lane down the hill for a few hundred yards and turn
left, just in front of Moon Cottage and take the
lower/right-hand track which leads to Greensands.

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Rural Scene have visited GREENSANDS but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.