



2 Pyes Plot, St. James Road, Netherbury, Bridport

A stunning semi-detached three bedroom modern character cottage with garden, garage and parking.

Guide Price **£500,000**

Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

2 Pyes Plot

2 Pyes Plot, St. James Road, Netherbury,
Bridport, Dorset, DT6 5LP

Modern 3 bedroom Cottage
Semi-detached
Premier village location
Excellent order
Garage and parking
Council Tax Band D

Accommodation
Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Beaminster
office on 01308 863100





The Property

This impressive semi-detached modern character cottage is in superb order with three double bedrooms, a spacious kitchen diner and a dual aspect sitting room with French doors out to the beautiful enclosed courtyard garden. Situated in one of our premier villages, Netherbury, the property is slightly away from the centre and within easy reach of the beautiful surrounding countryside. Outside it boasts a beautiful rear courtyard garden which has featured in magazines, a single garage and parking. Built in 2006 by C.G. Fry and Son in hamstone with a thatched roof, it offers all the comforts of a modern house with all the character of a cottage.

With double glazing throughout and oil-fired central heating. The doors inside the property are in solid natural wood with cast iron latches. The flooring in the hall, cloakroom, sitting room, landing and main bathroom are in solid oak. With quality fittings throughout.

The property is laid out as follows:-

Canopy porch over the entrance door into the main hall with all doors leading off, stairs rising and with a large cloakroom with a traditional white suite.

The dual aspect kitchen/diner has a comprehensive range of units in a modern shaker style in soft cream topped with a complimentary wood effect work surfaces. There is additional storage provided with a useful understairs cupboard. There are a number of integrated appliances including an electric oven, hob, dishwasher and fridge/freezer. This room has plenty of space for a table large enough to seat six people for dining. A rear door leads on to a utility with further work surface, additional storage areas and space for a washing machine. The boiler is also located here. A stable door then opens out to the rear garden.

The sitting room is also dual aspect with views over the front garden and French doors opening into the rear garden. This reception room's central feature is an open fireplace with a stone surround.

Upstairs there are three double bedrooms, the master bedroom is set to the front and boasts a shower en-suite. The guest is also a very good double, set to the rear this time and there is also a further bedroom.

The family bathroom is a generous size and has a traditional white suite with matching fittings.

Situation

Netherbury is a picturesque village in a designated conservation area comprising mainly period stone houses and cottages for which the area is well known. It has a church and village hall and the 'Hare and Hounds' public house can be found in the nearby hamlet of Waytown. Beaminster to the north offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. For a range of multiple stores one can visit Bridport (5 miles), Dorchester or Yeovil.

Directions

From Beaminster proceed south on the A3066 and turn first right signposted Netherbury. Continue down into the village and bear right over the bridge and proceed up into the village centre. Turn left signposted Waytown and Bridport and this property will be found after a short distance on the right-hand side

Outside

There is a lovely French style front garden with box hedging and a path leading up to the front door.

The rear garden has been completely remodelled by the present owner and is simply beautiful. comprising a paved terrace off the property, then steps through the garden with various places to enjoy its features including a raised pond with fountain. There is a garden shed.

A side gate then takes you to the parking for one car and the single garage with up and over door, light and power.

Services

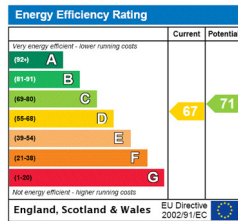
Mains water, electricity and drainage area connected. Oil-fired central heating.

Local Authority

Dorset Council 01305 251010.

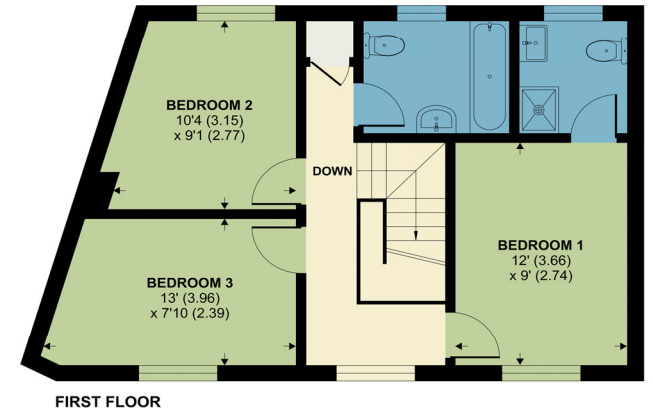
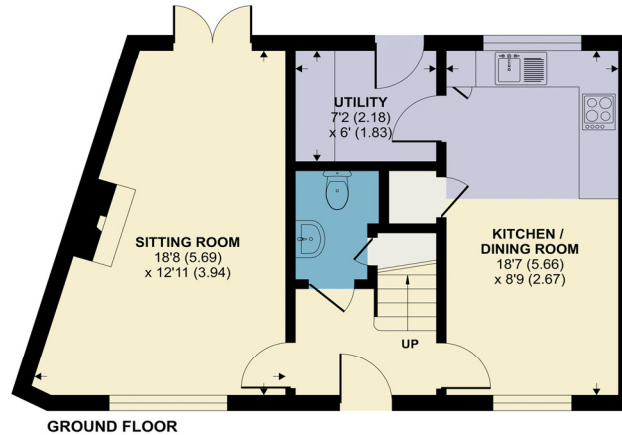
Council Tax Band D.

CEC/24.06.2022/3260



James Road, Netherbury, Bridport

Approximate Area = 1008 sq ft / 94 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). © n3chem 2021. Produced for Symonds & Sampson. REF: 708612



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