



## Corner Cottage, St James Road, Netherbury, Bridport, Dorset

A spacious three double bedroom detached house with garage, parking and a large garden.

Guide Price

**£470,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Corner Cottage, St James Road, Netherbury, Bridport, Dorset, DT6 5LP

- Detached
- Three double bedrooms
- Two reception rooms
- Two bathrooms
- Large rear garden
- Driveway parking and garage
  - EPC - C

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





This cosy three-bedroom detached house is situated in a peaceful cul-de-sac at the heart of Netherbury, a charming village in Dorset known for its strong sense of community. The property and the village offer a comfortable and inviting living experience. As you step inside, a welcoming sitting room with a wood-burning stove sets the tone. The house features a modern kitchen/diner with a spacious conservatory overlooking both the front and rear gardens. Upstairs, you'll find three comfortably sized double bedrooms and two practical bathrooms. On the rear is a large garden with spectacular views rolling of the rolling hills beyond. Completing the package, there's a sizable garage with a modern electric roller door and parking space for two cars in front. Early viewing is recommended to discover the warmth and appeal of this lovely home.

#### Accommodation

The property is laid out as follows:

Leading into the property is a uPVC partially glazed door bringing into the hallway with doorways to all principle rooms and WC.

The sitting room is the first door on the left. This is a great size dual aspect room with wood burning stove and carpeted flooring.

There is a modern kitchen fitted with variety of white base and wall units with a roll edge dark worktop over. There is space for a freestanding cooker, washing machine and tall fridge freezer. By the window looking over the garden is space for a table and chairs to seat four.

On the side of the property is a large uPVC conservatory with spectacular views looking over the rolling hills beyond. There are two sets of French doors leading into the garden.

Upstairs are three vast double bedrooms each with amazing countryside views, carpeted flooring and radiators. The main bedroom comes with its own modern en-suite shower room comprising of a walk in shower cubicle, thermostatic shower, WC and wash hand basin.

The family bathroom has been tastefully modernized with a wood panel bath tub and thermostatic shower over, WC, wash hand basin and heated towel rail.

#### Outside

On the front aspect is parking for two cars with the driveway and access to the single garage behind via an electric roller door.

On the rear aspect is a well maintained, enclosed garden comprising of a variety of mature planted small trees and shrubs. On the side aspect is an equally beautifully oasis of colour with a laid lawn centre and a mature tree border.

#### 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.

**Services**

Mains water, electricity and drainage are connected.

Solar panels.

**Local Authority**

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band E.

# St. James Road, Netherbury, Bridport

Approximate Area = 1329 sq ft / 123.4 sq m

Garage = 175 sq ft / 16.2 sq m

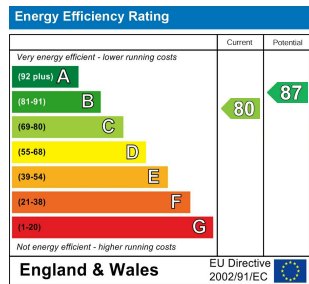
Total = 1504 sq ft / 139.6 sq m

For identification only - Not to scale



**Directions**

From Beaminster Square proceed south on the A3066 and take the first turning left signposted Netherbury. Continue down into the village and over the bridge to the village centre. Turn left signposted Waytown and continue for a short distance turning left into Denziloe, this property will be found on the left-hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1068119



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