



**Bay Tree Cottage, St. James Road, Netherbury, Bridport,
Dorset**

Guide Price
£599,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A spacious four-bedroom character cottage with stunning features dating back to circa 1860's, a beautiful garden with fully insulated studio and parking for two cars.

**Bay Tree Cottage, St. James Road,
Netherbury, Bridport,
Dorset, DT6 5LP**

- Detached
- Spacious interior
- impressive kitchen/ diner
- Large cottage rear garden
- Insulated garden Studio
- Prime village location

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





This four-bedroom character cottage offers a great sense of space with two reception rooms, four bedrooms and two bathrooms. The property is well positioned in the heart of the highly sought-after village of Netherbury. The property has been extended to the rear over the years to create a spacious reception room with a modern conservatory on the rear. There is a modern kitchen/diner with the stunning feature of a bespoke stained glass port window. Upstairs there are three double bedrooms and one single bedroom complimented by a bathroom and en-suite shower room. On the rear is a beautifully landscaped garden leading to a studio at the rear. The property is further complimented by driveway parking for two cars and oil central heating. Early viewing of this unique opportunity is strongly advised.



Internal description

The property is laid out as follows:

Leading into the property is a partially glazed wooden door taking you into the hallway. From the hallway are doors leading to all principal rooms downstairs and stairs rising.

The kitchen is located on the side aspect and benefits from exposed beams and cream shaker base and wall units complimented by a solid wood worktop over. There are spaces for a slimline dishwasher and an under-counter fridge. Well positioned under the reminiscences of an inglenook fireplace is a Falcon range cooker with worktop space on either side. There is space for a table and chairs to seat eight adjacent to the feature-stained glass port window. There is also a door leading out to the garden.

Opposite the kitchen is the separate utility room with power and plumbing for a washing machine and dryer. There is also space for a tall standing fridge/freezer. Opposite is the

WC with, radiator and w.c.

The sitting room resides on the rear of the property with exposed wooden beams and wooden flooring. This room offers a great sense of space and benefits from having an inglenook fireplace with wood burning stove. Off the sitting room is the modern conservatory. This room is located on the rear with French doors leading into the garden and benefits from a tiled floor.

Upstairs are three double bedrooms. The main bedroom is a spacious room with its own shower room comprising of a modern suite fitted in white with a glazed walk-in shower and wash hand basin.

There is a further single bedroom that is currently being used as a study.

The family bathroom comprises a modern suite with a characterful roll-top bath, wash hand basin, further glazed walk-in shower, WC and radiator.

Outside

On the front aspect is driveway providing parking for two cars and is also home to the oil tank.

On the rear aspect, there is a beautifully landscaped garden with a sun terrace off the rear French doors and a meandering path leading to the rear of the garden. The garden is bordered by a variety of mature planted shrubs and hedges.

At the rear of the garden is a storage shed with light and power, raised planting beds and a greenhouse opposite. At end of the garden is the insulated modern studio. The studio benefits from having electricity and lighting with views over the rolling hills beyond.

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.

Property Information

Flood risk:
very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Planning:
There are no current planning applications that we believe will impact this property.
Details of which can be found via:
<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain

rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Services

Mains Water, electricity and drainage are connected.

Local Authority
Dorset Council - 01305 251010
Council Tax Band E

Broadband - Superfast broadband is available.
Mobile phone coverage - 02 and Vodafone are the best indoors, where as all providers are good outdoors.
(information from <https://www.ofcom.org.uk>)



Directions

From Beaminster proceed south on the A3066 turning right signposted Netherbury. Follow the road down into the village and bear right over the bridge. Continue to the village centre and bear left onto St. James Road. Bay Tree Cottage will be found on the left-hand side.

Bay Tree Cottage St. James Road, Netherbury, Bridport

Approximate Area = 1772 sq ft / 164.6 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

BEA3478/CCC/21.3.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 963924



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