



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

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, St. James Road, Netherbury, Bridport, Dorset, DT6 5LP

- Modern 3 bedroom Cottage
 - Semi-detached
- Premier village location
 - Excellent order
- Garage and parking

Viewing strictly by appointment
Symonds & Sampson
01308 863100





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.

Internal

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 under stairs 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.

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.

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 area connected. Oil-fired central heating.

Broadband

Standard and superfast are available.

Mobile phone

Indoor

Voice and Data

EE and Vodafone - coverage maybe limited.

3 You should not expect to receive coverage 02

Voice - your are likely to receive coverage

Data - coverage maybe limited.

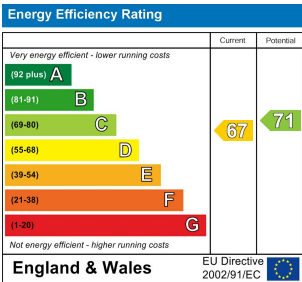
Outdoor
EE/3/Vodafone/02
Voice and Data - You are likely to receive coverage.

Local Authority
Dorset Council 01305 251010.
Council Tax Band D.

Property information
There are no current granted planning applications within the postcode that will affect the property, which we have been made aware of.
<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.

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



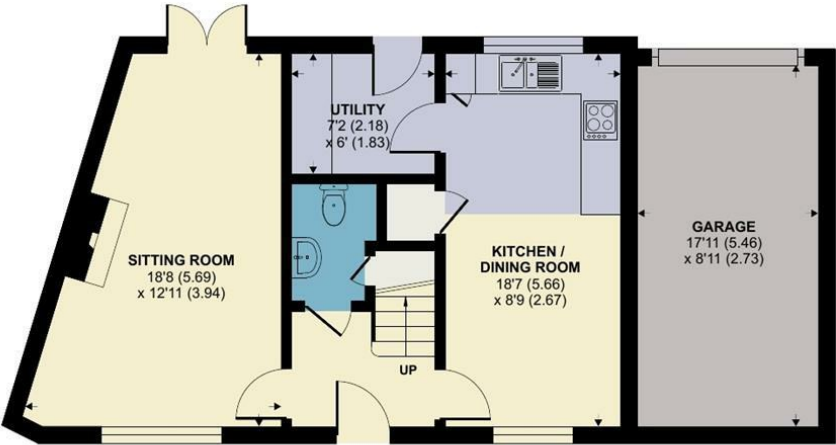
CEC/24.06.2022/3260 amended 29.7.24

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Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 162 sq ft / 15 sq m
Total = 1170 sq ft / 108.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 708612

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