



# 1 Bowdowns

St. James Road, Netherbury, Bridport, Dorset

# 1 Bowdowns

St. James Road  
Netherbury  
Bridport  
Dorset DT6 5LW

End-terraced house with planning, generous sized garden and parking, set towards the edge of Village. No onward chain.



- End of Terrace
- Village Location
- Large Plot (0.22acres)
  - Ample Parking
- Full Planning Permission Granted  
P/HOU/2024/05725
- Subject to Section 157 Restriction

Guide Price £320,000

Freehold

Beaminsters Sales  
01308 863100  
beaminsters@symondsandsampson.co.uk



## DWELLING

With recently granted full planning permission for a two storey side extension (P/HOU/2024/05725), this three-bedroom family home, located in the beautiful village of Netherbury, offers two double bedrooms and a good-sized single bedroom, with a spacious sitting room to the front and a kitchen and bathroom at the rear. The standout feature of this property is its generously sized garden plot, complemented by the added convenience of its own parking at the rear of the property. The property has the great potential to make a super family home.

## ACCOMODATION

The property is accessed at the front via the shared path, The spacious sitting room overlooks the front garden and features a stone-surround open fireplace. To the rear, you'll find the kitchen and the bathroom, the kitchen is fitted with wooden base and wall units with laminate countertops. There is space for a dishwasher or washing machine, as well as a cooker. The rear garden can be accessed through this room.

Upstairs, there are two double bedrooms and a good-sized single bedroom.

## OUTSIDE

The garden is a very good size wraps around the front, side and rear of the property. (The plot is approximately 0.22 acres) The rear garden rises away from the house and backs onto fields. The rear portion of the garden outside of the plan, which is marked by the vendor, is owned by the local Authority and is not part of the property or the sale. The property benefits from ample parking to the side of the house accessed via a short driveway off Hingsdon Lane.

The neighbours have access along the pathways to the front, side and rear of the property.

## 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

What3words: ///issued.situated.grins

## SERVICES

Mains electricity, water and drainage.

Standard and Superfast Broadband are available

Mobile phone

Indoor

Voice and Data

EE, Vodafone and 3 - coverage maybe limited.

02 - Voice - you 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 - Tel: 01305 251010

Tax Band B

## MATERIAL INFORMATION

Planning:

There are no nearby 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.

## AGENTS NOTE

1) The neighbours have access along the pathways to the front, side and rear of the property.

2) The rear part of the garden beyond the markers (put in by vendor) is owned by the Local Authority and is not part of the property and does not form part of the sale.

3) The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association <https://www.magna.org.uk/contact-us> or 0800 358 6025 before offering on this property.

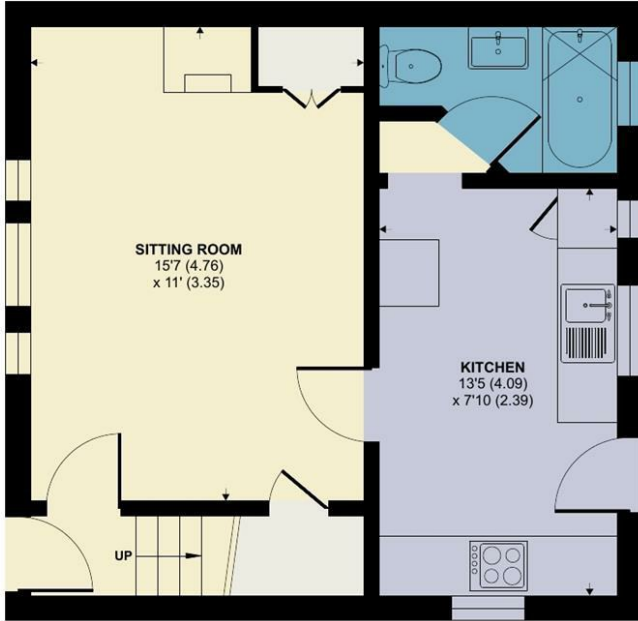


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	57
(39-54) <b>E</b>	
(21-38) <b>F</b>	23
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

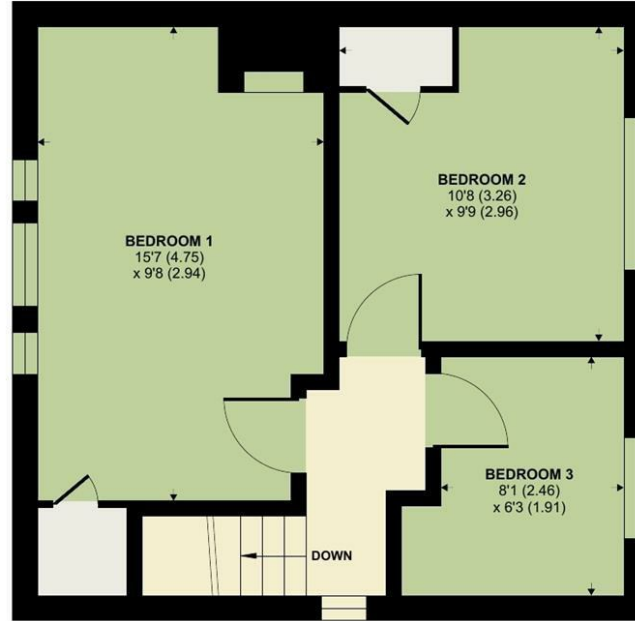
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Approximate Area = 724 sq ft / 67.2 sq m

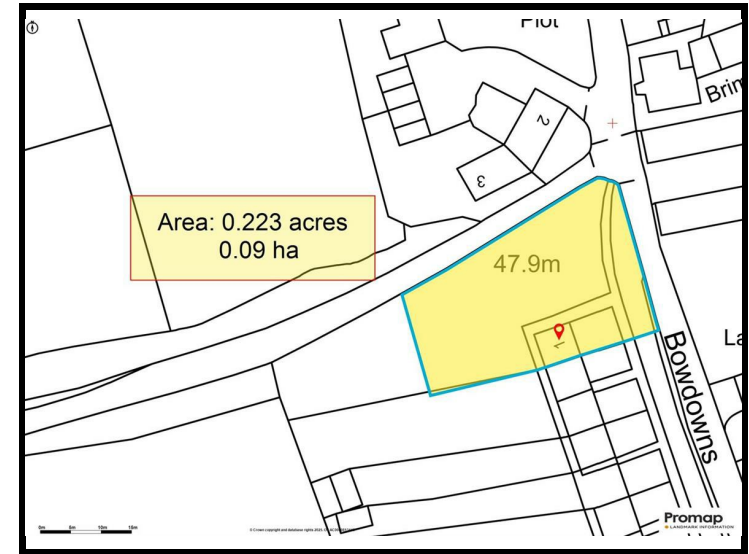
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1244198



BEA3678/CCC/12.02.25



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