

Symonds
& Sampson

Wren Cottage

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Bridge Street, Netherbury, Bridport, Dorset

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Bridge Street
Netherbury
Bridport
Dorset DT6 5LS

A charming unlisted 3 bedroom cottage which has been sympathetically modernised to create a classic country home with spacious accommodation throughout and with a garage as well as a pretty garden.



- Unlisted character cottage
 - 3 double bedrooms
 - Immaculate condition
- Period charm combined with contemporary style
 - Idyllic village setting
 - Integrated garage
 - Courtyard and garden

Guide Price £449,000

Freehold

Beaminster Sales
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beaminster@symondsandsampson.co.uk



DWELLING

This stunning cottage resides in the centre of the desirable village of Netherbury. The property has been renovated to a high standard throughout and is the perfect country residence for those looking for comfort and modern convenience. Character features abound including beamed ceilings, window seats and solid wood floors. These are combined with quality finishes like a bespoke kitchen and handmade rear windows. The spacious accommodation extends to two generous reception rooms and three double bedrooms. Wren Cottage has the very rare addition of a garage attached to its property as well as a courtyard and garden to the rear. Double glazing throughout and electric heating.

ACCOMODATION

Moving through the vestibule you enter into the inviting sitting room which centres around the wood burner designed to enhance those cosy winter evenings. Beams extend across the ceilings in both this room and the generous dining room. Stairs rise up to the first floor. The dining room has bi folding doors which open out to a courtyard and garden beyond. The classic shaker style kitchen is hand painted and, for ease, has many integrated items. Off the kitchen is a cloakroom. Upstairs you will find spacious bedrooms with good built in storage. The attractive bathroom, like the house, is spacious with both a bath and separate shower unit.

The single integral garage provides both parking and great storage. To the rear of the cottage is a charming garden with a patio and furniture, ideal for dining al fresco or enjoying a sunbather. This split-level space also has steps up to a lawned area, perfect for a picnic.

SITUATION TEXT

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 electricity, water and drainage.

Broadband: Standard and superfast are available.

Mobile coverage:

Indoor voice and data

EE/3 - Limited voice only with no data.

Outdoor Voice and Data:

EE/3/Vodafone/02 - You are likely to receive coverage.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Current rateable value (1 April 2023 to present) £2,950.

The property was previously a 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.

Flooding – the Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships

DIRECTIONS

From Beaminster proceed south on the A3066 towards Bridport. Turn right signposted Netherbury and proceed down into the village, bearing right over the bridge. Continue up Bridge Street and this property will be found on the right-hand side prior to reaching the village centre

AGENTS NOTE

There is a private right of way at the very rear of the garden





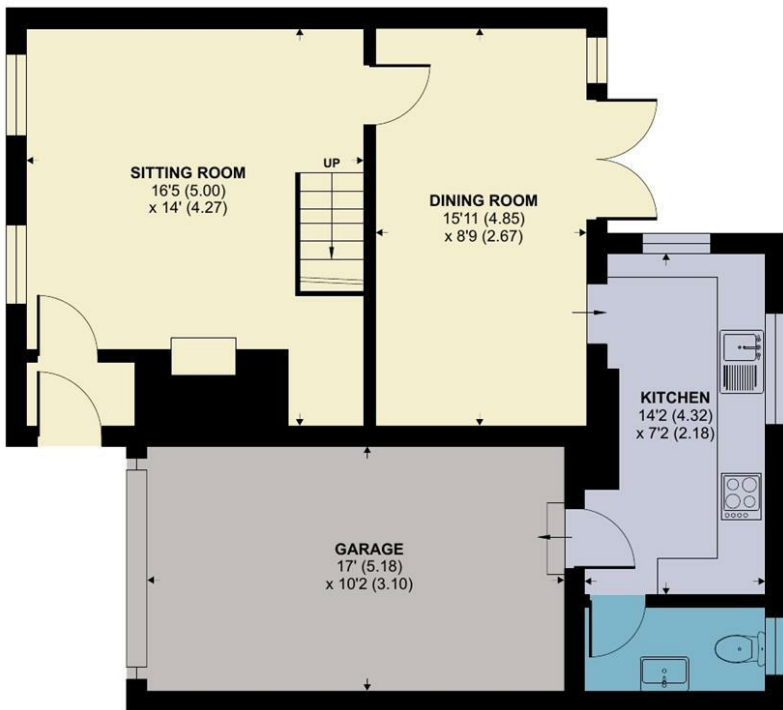
Bridge Street, Netherbury, Bridport

Approximate Area = 1103 sq ft / 102.4 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1279 sq ft / 118.7 sq m

For identification only - Not to scale



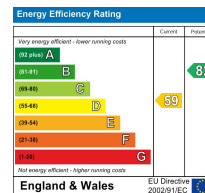
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1176853



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