



West Road, Bridport,

Handsome Grade II Listed detached four bedroom Georgian house, with a two bedroom Annexe and wonderful views over Colmers Hill.

Guide Price **£800,000**

Freehold



West Road, Bridport, DT6 6AE

Accommodation
Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Bridport office on 01308 422092





The Property

This is a classic Georgian house believed to have been built in the first half of the 18th Century positioned specifically to take full advantage of some wonderful views over the surrounding countryside and over Bridport's iconic landmark, Colmers Hill. In recent years the property has undergone a programme of renewal and redecoration, enhancing all the period features and renovating an award-winning 2 bedroom annex that is now yielding a good income as a holiday let.

The main house has a series of generously proportioned reception rooms with good ceiling heights arranged along the South side, with large casement windows further enhancing the feeling of light and space in each room. The entrance hall has a porch in front of it and a fine spindle staircase rising to the first floor, with to one side a sitting room with a fireplace as its focal point and some lovely corning. To the other side there is a dining room with a second fireplace equipped with a woodburning stove, with both dining room and sitting room having window seats. Beyond the dining room there is a well organised kitchen fitted with a comprehensive range of floor and wall mounted units and cupboards with red granite-style worksurfaces over and space for a range cooker. Beyond the

kitchen there is a family room/snug, behind which there is a useful utility room. To the end of the hallway there is a cloakroom, a storeroom and an access through to the Annexe. On the first floor there is a principal bedroom suite, with a bathroom fitted with a separate shower and bath. The three remaining bedrooms share a family bathroom equipped with a P shaped bath with a shower over and twin wash handbasins.

The Old Flax Shop

The annexe has been created out of a part of the house that has had several lives including as a dairy, a barn and a shop selling flax for the local rope-making industry. It has been stylishly kitted out with a myriad of reclaimed materials gaining it The Daily Telegraph Homebuilding & Renovating award 2021 for Best Conversion and a piece in the 'Bricks and Mortar' section of The Times. Of particular note are all the floors that are laid to a mixture of stable block, flagstone and plank, in addition to lovely panelled and clay painted stone walls making the whole space exceptionally tactile. On the ground floor there is a kitchen with an everyday breakfast area to one side and a range of floor and wall mounted units and cupboards and an unusual copper topped workbench to one

side. The bathroom lies to the centre of the ground floor and has a shower over a bath and lovely curved plank wall. The living area lies on the West side with a sitting area to one end and an eating area to the other. The sitting area has a focal point of a woodburning stove to one end, while the dining area looks out over a paved terrace with bifold doors that stretch the width of the room.

The property as a whole is in excellent decorative order throughout, has oil-fired central heating, mains drainage and mains water.

Situation

The property is situated to the West of Bridport with open countryside surrounding and a short drive to the town's shops and facilities. Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the

West. Walking, water sports, golf and riding opportunities are plentiful in the area and there are several beaches to choose from. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Directions

From the centre of town head South to the Crown roundabout and turn right towards Axminster on the A35. Follow the road up the hill and past the turning to Symondsburry on the right. The property will be found after a short distance on the right.

Outside

The gardens are a mixture of formal and informal, with on the West side an area of driveway laid to gravel which serves both the annexe and the main house. The formal gardens lie on the West and South side of the house with a series of lawns bisected by stone edged paths, punctuated by mature tree and shrub planting and edged by herbaceous and shrub planting. A stone pathway leads to the front door to the centre with a wrought iron gate onto the path. The East facing gardens are less formal and make an ideal family space, with areas of lawn that lead to an orchard area to the very East and have the best of the views over the surrounding countryside towards Colmers Hill. To one side there is a net-covered vegetable garden and a greenhouse. Behind the house there is a terrace that also looks out over Colmers Hill, along with the annexe terrace that takes in the same view.

Services & Local Authority

Mains water, drainage and electricity are connected. Oil fired central heating.

Dorset Council 01305 251010 Council Tax band F for main house, B for Annexe

SVA/16/9/23

Approximate Area = 3267 sq ft / 303.5 sq m (includes annex & excludes store)
 Limited Use Area(s) = 215 sq ft / 19.9 sq m
 Total = 3482 sq ft / 323.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Symonds & Sampson. REF: 878141



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