



Middle Street, Burton Bradstock

An attractive Grade II Listed two bedroom cottage in need of modernisation, located in the heart of the popular village of Burton Bradstock, with the immense benefit of gated off-road parking and a garage.

Guide Price

£500,000

Freehold

**Symonds
& Sampson**

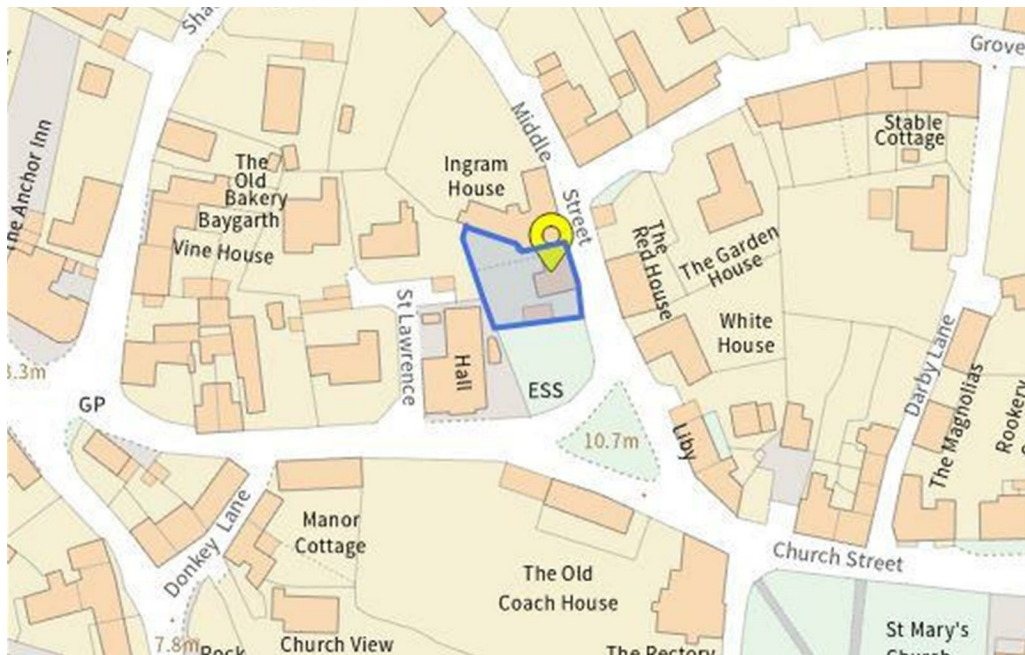
ESTABLISHED 1858

Middle Street Burton Bradstock, Bridport, DT6 4QR

- Centrally located in a popular coastal village
 - Grade II Listed character cottage
 - Driveway and garage
 - Good sized garden
- Close to village green, church, library and village hall
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This two bedroom Grade II Listed semi-detached cottage is ideally situated in the centre of the popular coastal village of Burton Bradstock, and benefits from a gated driveway and a garage. In need of modernisation, the property provides an excellent opportunity for a new owner to sympathetically modernise the property to create a charming primary home, second home, or holiday let/buy-to-let investment in the heart of the village.

As you enter the property via the main front door, there is a small hallway with flagstone flooring. To the left-hand side is one of the two reception rooms. The room centres around a fireplace fitted with an electric imitation woodburning stove (not included within the sale) and has a front facing window. Also accessed from the hallway is the living room, which centres around an attractive inglenook fireplace fitted with a woodburning stove. This room is dual aspect, with an attractive window seat to the front, making it a bright and airy room. The kitchen is off here, and is fitted with a range of wall and base units with an integrated

eye-level electric double oven and gas hob, with space for any necessary appliances. There is an inner hallway to the family shower room, and also providing side access to the driveway and garden.

Stairs rise from the living room to the two large double bedrooms. The principal bedroom is of generous proportions and boasts an ensuite bathroom.

Outside

There is a good sized private cottage garden which is mainly laid to lawn with established roses and an array of planted flower beds. In addition there is a stone shed and a wood store.

To the side of the property there is hard standing for off road parking and access to the garage. There is also another store cupboard attached to the property which was the outside toilet.

Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good both indoors and out.

Situation

The village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset, and consists largely of period stone and thatched cottages. The village has a primary school, church, shops, post office, several pubs and cafés, library, children's park and a late-night garage/shop. The beach and coastal path are just a short walk away. Nearby Bridport is a bustling market town, with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good

choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

Local Authority
Dorset Council 01305 251010.
Council Tax band C.



Denotes restricted head height

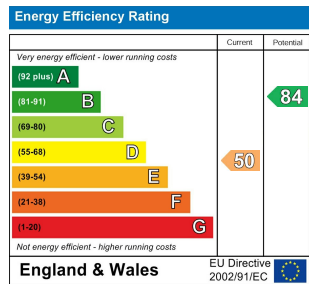
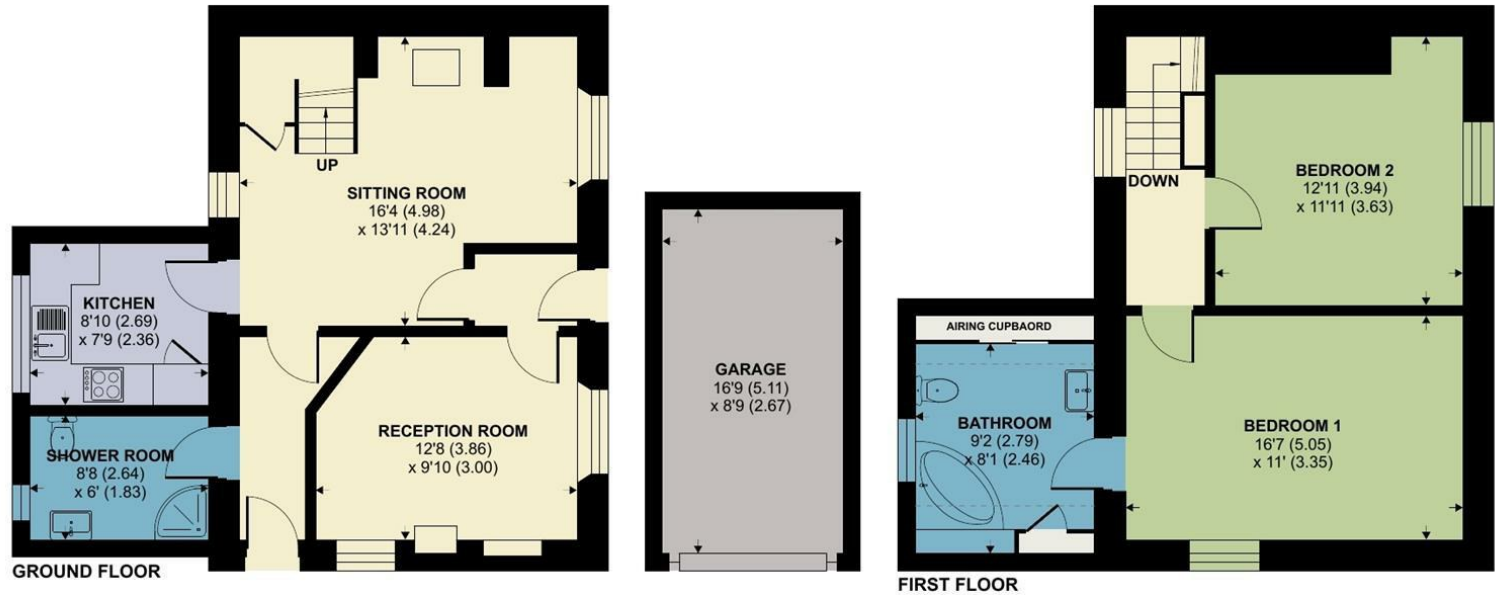
Middle Street, Burton Bradstock, Bridport

Approximate Area = 1010 sq ft / 93.8 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 1203 sq ft / 111.7 sq m
 For identification only - Not to scale

Directions

From the centre of Bridport, go to the Crown roundabout and take the coast road signed Burton Bradstock. In the centre of the village, turn left by the Anchor pub and immediately turn right into Church Street. Take the next left, and the property will be found on the left hand side, denoted by our For Sale board.

What3Words///pulp.cakes.trudges.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1102794



Bridport/DME/260324



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