



**Shipton Lane, Burton Bradstock, Bridport**

Guide Price  
**£850,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

Beautifully presented four bedroom detached chalet bungalow with a large garden and wonderful views over Local countryside and to the sea

**Shipton Lane,  
Burton Bradstock, Bridport,  
DT6 4NQ**

- Four bedrooms
- Large garden
- Sea and countryside views
- Short drive to coast at Hive Beach

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

The property lies in a quiet backwater in an elevated position on the north side of Burton Bradstock specifically built to take in some outstanding far-reaching views over Hive Beach towards Portland and across some beautiful rolling Dorset countryside. During our clients tenure the property has undergone a rolling programme of renewal and refurbishment, creating some beautifully presented first rate accommodation fit for the 21st century.

The property is conventionally arranged around a central hallway with a porch in front with, to one side, a spacious sitting room and to the other, both a study/4th bedroom and a dining room. To the end, a door leads through to a kitchen, besides which there is a downstairs bathroom. The sitting room has a contemporary wall mounted wood burning stove as its focal point to one end and to the other picture windows that take in the views towards the sea and over the local countryside. The study/fourth bedroom also takes in the views, while the dining room behind has bifold doors leading out onto the terrace behind, blurring the divide between the inside space from the outside. The kitchen is equipped in some style with a comprehensive range of floor and wall mounted units and cupboards with granite work surfaces over and integral appliances that include a double oven, a five ring gas hob, a dishwasher, fridge and freezer, while the floor is laid to an attractive yet practical ceramic tile. The ground floor bathroom is fully tiled and has a shower over the bath.



Upstairs there are three good bedrooms, the principle of which has an en-suite shower room and the best of the views to the sea, with the second bedroom also having an en-suite shower room. Beyond the third bedroom on the first floor there is a laundry room with plumbing and space for both a washing machine and a tumble dryer. The flooring of the house is a particular feature of the property and is a combination of engineered oak, ceramic tile and carpet on the ground floor and stripped wood board and carpet on the first floor.

The property is in outstanding decorative order throughout, has UPVC double glazing and gas fired central heating.

#### Outside

To the front of the house, the private approach road leads up to the driveway which is laid to tarmac and sweeps around to the front of the house, providing parking and turning for a number of cars, as well as access down the right hand side of the property to a substantial garage. The gardens to the front door are for the most part laid to lawn with an

attractive Cordaline to one corner and a number of structural plants designed to give shape, colour and form throughout the year to the edges. The garage to the rear of the property is a substantial building that can comfortably house two or three cars and currently houses a car to one end, a workbench area to the middle and a separate utilities/storeroom to the rear. The building is equipped with light and power. To the rear of the property, the gardens stretch away from the property starting with an extensive area of paved terrace with steps up to a second paved terrace. Both areas are ideal for outside entertaining during the summer months, with to one side a barbecuing area complete with an oven. This area is edged by further mature herbaceous and shrub planting with a third area of terrace at the top. The second area of garden above is less formal and laid to lawn with a large vegetable and fruit garden to one side, part of which is organised with a fruit cage with to one side, space for a greenhouse and a timber shed. Above the vegetable garden is an orchard with a number of lovely mature apple trees, above which there is a

raised area of decking and a summer house from which the best of the views can be enjoyed, with Portland to be spied in the distance on a clear day.

#### Situation

The property is near the village of Burton Bradstock, which 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.





#### Services

Mains gas, electricity and water are all connected

Broadband - Standard broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and good outdoors

#### Local Authority

Dorset Council 01305 251010.

Council Tax Band: E

EPC: C

#### Agents note

There is a planning permission in place to substantially increase the size of the kitchen onto the patio that expires in July 2024. It has also been suggested that a more cost-effective way of increasing the size of the kitchen would be to combine both the dining room and the kitchen areas subject to obtaining the necessary building consents.



**Directions**

On entering the village of Burton Bradstock from the direction of Bridport, proceed to the centre of the village turning left signposted Shipton Gorge. Proceed along the lane for about half a mile, where you will see a post box on the left hand side, take an immediate right turn and the property is to be found on the left hand side.

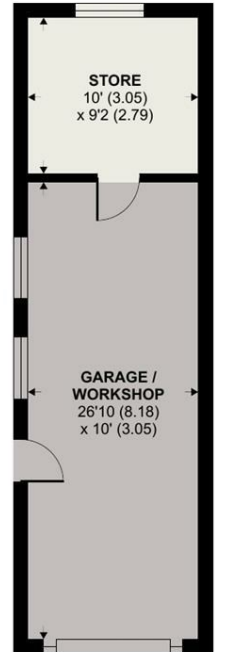
What3Words:///duck.unlocking.entertainer

**Sutherland, Shipton Lane, Burton Bradstock, Bridport**

Approximate Area = 1572 sq ft / 146 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Garage = 365 sq ft / 33.9 sq m  
 Total = 1951 sq ft / 181.2 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Bridport/SVA/16.04.2024/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2024. Produced for Symonds & Sampson. REF: 1103942



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