



Crock Lane, Bridport, Dorset

A substantial four bedroom detached house with a separate two bedroom annexe, set in a plot of 0.45 acres within level walking distance of Bridport town centre and countryside walks nearby.

Guide Price
£625,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Crock Lane, Bridport, Dorset, DT6 4DF

- Large Property with Potential to Reconfigure to Create a Bespoke Family Home
 - Separate Two Bedroom Annexe
 - Plenty of Driveway Parking
- Large West Facing Rear Garden
 - Total Plot of 0.45 Acres
 - No Onward Chain

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





The Property

This detached house offers space and flexible accommodation and is situated in a large plot of 0.45 acres, within level walking distance of Bridport town centre and countryside walks off the doorstep. The property is currently configured to support assisted living, with 5 bedrooms and 3 ensembles arranged over three floors, with a detached two bedroom annexe. There is the potential to create a substantial family home with income potential if desired.

On entering the spacious hall, the kitchen is found on the right-hand side, and is fitted with a range of wall and base units, with an integral fridge, freezer, double oven and induction hob. The front garden can be accessed from here via a lobby on the side of the building. Off the hall lies a convenient cloakroom with WC and shower. To the rear is the sitting room which is light and spacious, with large picture windows looking west over the garden. The dining room also benefits from two large picture windows overlooking the garden, and provides a bathroom with bath and shower over. Additionally on this floor, to the front of the property is a room currently set up as a study benefitting from a shower room.

On the first floor, there are two spacious bedrooms, one of

which enjoying dual aspect to the front and rear. These rooms share a large bathroom with a bath and separate shower. The bedrooms themselves benefit from large built-in wardrobes and eaves storage as well as pleasant views over the garden.

A further staircase from the ground floor leads down to a lower level into a hallway. From the hallway there is access to an extensive undercroft storage area. The first of two bedrooms is accessed directly from this hallway and is a double bedroom with a very large ensuite bathroom. From the hallway there is an additional reception room with a sink and kitchen storage units, providing the potential to create a utility room or additional kitchen if required. A UPVC conservatory to the rear of the property provides a bright seating area overlooking the rear garden. From the additional reception room there is also access to a further bedroom which has the benefit of French doors which open to a patio and the rear garden. This room also has the benefit of an ensuite bathroom equipped with WC, basin and bath.

The Annexe

Situated to the front of the property, the separate annexe building is accessible for those with limited mobility via a ramp. The door opens directly into a kitchen with fitted cupboards and stainless steel sink, with under counter space for white goods. The bedrooms (a double and a single) and

sitting room with tall feature windows open off the kitchen area, as does a large wet room with fully accessible shower, equipped with a seat.

Outside

To the front of the property, a hedge gives privacy from the road and a large block paved area provides parking for several cars, and access to the house and annexe, as well as a timber summerhouse which also houses laundry facilities. The very large west facing rear garden can be accessed via a side gate, and is mainly laid to lawns but is currently divided into several areas including a proposed vegetable patch and two patio areas outside the rear doors.

There is the potential to create a private garden next to the annexe if required.

Situation

Crock Lane is a popular residential road within easy walking distance of Bridport Town centre, nearby bus links and supermarkets. Also close by are a good choice of walks including Asker Meadows (which also makes a pleasant route into town) and Bothenhampton Hill. Bridport is situated by the River Brit and is a busy, active market town and popular holiday area, designated as being in an Area of Outstanding Natural Beauty, where street markets are held twice weekly.

The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, a World Heritage Site.

Services

Mains electricity, water and drainage. Electric heating.

Broadband - Superfast broadband is available.

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

Council Tax Band E.

Local Authority

Dorset Council Tel: 01305 251010.

Directions

From our South Street office, proceed towards the centre of town and turn right at the traffic lights. Continue down East Street and take the second exit at the roundabout into East Road. Take the next right into Asker Mead and follow the road around to the right into Crock Lane. The house will be found shortly after on the right hand side, denoted by our For Sale board.

Crock Lane, Bridport, DT6

Approximate Area = 2760 sq ft / 256.4 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Annexe = 522 sq ft / 48.4 sq m

Total = 3303 sq ft / 306.7 sq m

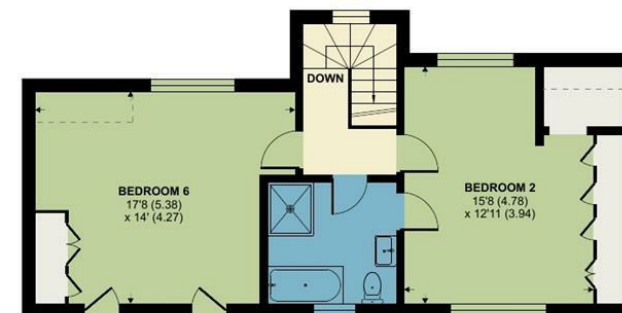
For identification only - Not to scale



ANNEXE



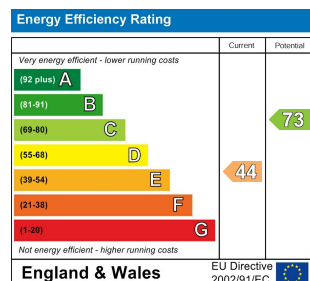
LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Bridport/DME/05.04.2024/



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Symonds & Sampson. REF: 1062186



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