



Bull Lane, Swyre, Dorchester

A substantial detached four bedroom bungalow with a wealth of accommodation in an edge of village location with wonderful views across the Bride Valley.

Guide Price
£750,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Bull Lane,
Swyre, Dorchester,
DT2 9BY**

- 4 bedrooms
- Village location
- Double garage
- Garden room

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

The clue is in the name. Hillview occupies an elevated position designed specifically to take in some outstanding views across the Bride Valley. The property itself has been enlarged substantially over its lifetime to create some surprisingly spacious accommodation, arranged over two floors that can be used in any number of ways. Add to that a larger than average double garage and workshop all within walking distance of the village pub and a beach just 20 minutes walk away and you have a very attractive proposition.

All the principal living rooms lie on the west side of the property taking in the best of the views with, of particular note, a garden room that is equipped with the flue for a wood burner if required and a large kitchen/breakfast room with a dining area to one end and a kitchen to the other. Between the two there is a sitting room with double doors leading out onto a decked terrace. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with a built-in electric hob and double oven with space for both fridge and freezer. Off the kitchen area, steps lead down to a practical and useful utility room. In

addition, there is a formal dining room, a study/4th bedroom and a cloakroom off the rear lobby. Also on the ground floor, there is the principal bedroom that has an extensive range of built-in wardrobes off which there is an ensuite shower room with the family bathroom, also on the ground floor, equipped with a contemporary shower and bath. Upstairs there are two further bedrooms, served by a fourth WC one of which has access onto another balcony that takes in the best of the views. The ground floor is equipped with a combination of wood laminate flooring, tiling and quality vinyl while upstairs there are carpets. The property is in excellent decorative order throughout, has oil fired central heating equipped with a 5 year old boiler and has UPVC double glazing.

Outside

To the front of the house, double wrought iron gates open into a substantial area of driveway laid to hardstand that provides parking and turning for a number of cars and access to a large double garage equipped with up and over doors, one of which is electric. To the right hand side of the garage is a useful insulated timber studio, with power and light. The gardens lie for the most part on the south and west side

of the house and are terraced with areas of lawn edged by mature herbaceous, shrub and tree planting. In addition to the decked terracing outside the sitting room and the garden room, there is a substantial area of paved terrace outside the kitchen that provides a good outside entertaining area during the summer months. To one corner there is a greenhouse. The property benefits from an EV charger.

Situation

Swyre is a small hamlet of period stone cottages approximately 1 mile from the sea with a church and very popular village inn and is situated close to the villages of Puncknowle and Burton Bradstock. Puncknowle has a public house and a church, with the award-winning village of Burton Bradstock providing two public houses, a post office, general store, church, petrol station and primary school. The coast and beaches at West Bexington are about one mile distant and provide facilities for swimming, fishing and beautiful walks.

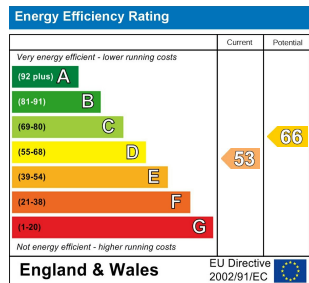
Services

Mains water, electricity and drainage.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority
 Dorset Council: 01305 251010
 Council Tax Band: E
 EPC: E

Agent note
 Please be advised the property has a patch of Japanese Knotweed which is being managed with a professional treatment plan.
 Planning permission has been granted to build a conservatory and dormer/balcony (1/D/10/000631) and also for a glazed oak extension and replacement window (1/D/12/000785)

Directions
 From Bridport proceed to the Crown roundabout taking the second exit signposted Burton Bradstock (B3157). Proceed along this road, passing through Burton Bradstock. On reaching the Bull Inn at Swyre, turn left (signposted Puncknowle / Swyre). Carry on through the hamlet of Swyre and round the corner and just before entering Puncknowle there will be a turning called Bull Lane concealed on your right hand side.



Bridport/SVA/24.04.2024

Hillview, Bull Lane, Swyre, Dorchester

Approximate Area = 1669 sq ft / 155 sq m
 Limited Use Area(s) = 62 sq ft / 5.7 sq m
 Garage = 559 sq ft / 51.9 sq m
 Studio = 93 sq ft / 8.6 sq m
 Total = 2383 sq ft / 221.4 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Symonds & Sampson. REF: 1112437



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