



Hell Lane, North Chideock

Guide Price  
**£750,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



A charming Grade II Listed 4/6 bedroom detached property with annexe potential, situated in a beautiful rural hamlet with country views in all directions.

**Hell Lane  
North Chideock,  
Dorset, DT6 6LG**

- Grade II Listed character property
- Situated in a lovely rural hamlet
- Mature gardens backing onto fields
  - Garage and parking

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092







### The Property

This house is all about position, views and character. This charming Grade II Listed detached period property sits in the middle of a valley away from passing traffic with country views in all directions, yet lies within easy reach of shops and amenities in Chideock, with Bridport town only a 10 minutes drive away. The property is Grade II Listed and dates back to the 17th Century, having all the charm one would expect of a property of this age including open fireplaces, timbered ceilings, planked doors, lovely stone elevations and a thatched roof. Having been sympathetically modernised and updated throughout, the property blends period features with modern conveniences, and has the potential to create a separate annexe if required. The property benefits from secondary double glazing, has oil fired central heating and private drainage.

The property is currently arranged with, on the ground floor, a large dining hall, a good sized sitting room and a kitchen, complemented by a bathroom and integral double garage. The two reception rooms have open fireplaces as their focal point, one being a large inglenook fireplace, while the kitchen is to the rear overlooking the pretty garden. The kitchen is equipped with a comprehensive range of floor mounted units and cupboards, with space for an everyday dining table and an Electric Aga. Upstairs there are six rooms that can be used in a number of different ways, providing anywhere between four to six bedrooms.





With two staircases, the configuration of the house lends itself to splitting the house into two, subject to obtaining the necessary planning consents, to create an annexe if so required.

#### Outside

In addition to the sizeable integral double garage, across the lane there is parking for 2 to 4 cars. The rear gardens are a particular feature, enjoying the sun for much of the day. The gardens are well stocked with a huge variety of herbaceous, shrub and tree planting with a central lawn bordered with mature planting. There is a screened area to the end of the garden, with a delightful seating area with a productive vegetable garden to the side, complete with a fruit cage. Also within the garden there is a garden shed, a summerhouse with a paved terrace and an ornamental pond in front of it, a greenhouse and a potting shed.

#### Services

Mains electricity and water. Oil fired central heating and private drainage to a septic tank.

Broadband speed: Ultrafast broadband is available.

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

#### Local Authority

Dorset Council Tel: 01305 251010

Council Tax Band G.

#### Situation

The property is quietly situated in an Area of Outstanding Natural Beauty and a Conservation Area to the North of this popular West Dorset village, being close to the beach at Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is about four miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for

a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.









**Directions**

On entering Chideock from the direction of Bridport on the A35 proceed to the centre of the village turning right just beyond the church into North Road. Follow the road through the village, past the church and at the T-junction turn right into Hell Lane. The property will be found on the left hand side after a short distance. What3Words///acrobats.forget.confused



# North Chideock, Bridport

Approximate Area = 2676 sq ft / 248.6 sq m

Garage = 375 sq ft / 34.8 sq m

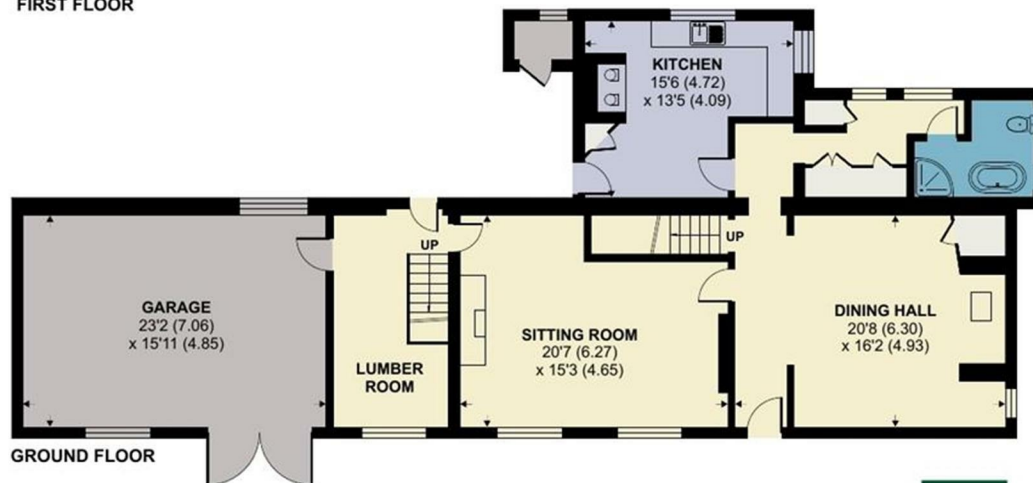
Outbuilding = 14 sq ft / 1.3 sq m

Total = 3065 sq ft / 284.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Bridport/SVA/160424



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1111395



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