



Duck Street, Chideock, Bridport

Charming double fronted Grade II listed three-bedroom cottage with a wealth of character a walk to Seatown beach.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Duck Street,
Chideock, Bridport,
DT6 6JR**

- 3 bedrooms
- Village location
- Rear garden
- Parking

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Chervil cottage is believed to have been built in the 19th century, and perhaps earlier still, and has warm local stone elevations under a slate roof. The property has all the charm and character one would expect of a cottage of this age and has over the years undergone a rolling programme of renewal to keep it in good order with the last upgrade being the bathroom. Add a location to the centre of Chideock village within walking distance of a shop, a public house and the beach and you have a really attractive package.

The accommodation revolves around three spacious reception rooms on the ground floor, three equally generously proportioned bedrooms and a bathroom on the first floor. On entering the property there is a large hallway which would make an ideal formal dining room with, to one side, a sitting room that centres on a fireplace equipped with a woodburning stove. To one side, double doors lead out onto the terrace. Behind the hallway and sitting room is a spacious kitchen dining room that stretches 2/3 of the width of the cottage with the dining area to one end and the

kitchen area to the other. The dining area has space for a large farmhouse style dining table with, to the other end, a fitted kitchen equipped with a comprehensive range of floor and wall mounted units and cupboards with hardwood worksurfaces over. There is an integral ceramic hob and an electric double oven.

Upstairs there are three good bedrooms, one of which has in recent years been used as a study served by a refurbished bathroom that is fully tiled and equipped with a large double sized shower. Across the courtyard part of the garden there is an attached laundry/cloakroom. The property has gas fired central heating and some secondary glazing.

Outside

To the front of the property, there is a hard stand for a single car enclosed by a wrought iron railing and a low stone wall. To the rear of the property, there is a lovely paved courtyard area that makes an unusually good entertaining area during the summer months beyond which a path leads up to a

lovely cottage garden with a lawn to its centre edged by mature herbaceous, shrub and tree planting. Of particular note is a lovely mature apple tree to one corner.

Situation

The house is a short walk to the sea and forming part of the popular coastal village of Chideock. Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three 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.

Services

Mains water, gas, electricity and drainage.
 Gas fired central heating.
 Broadband: Superfast broadband is available.
 Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority

Dorset Council: 01305 251010
 Council Tax Band: D
 EPC: F

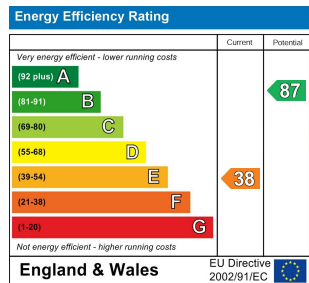
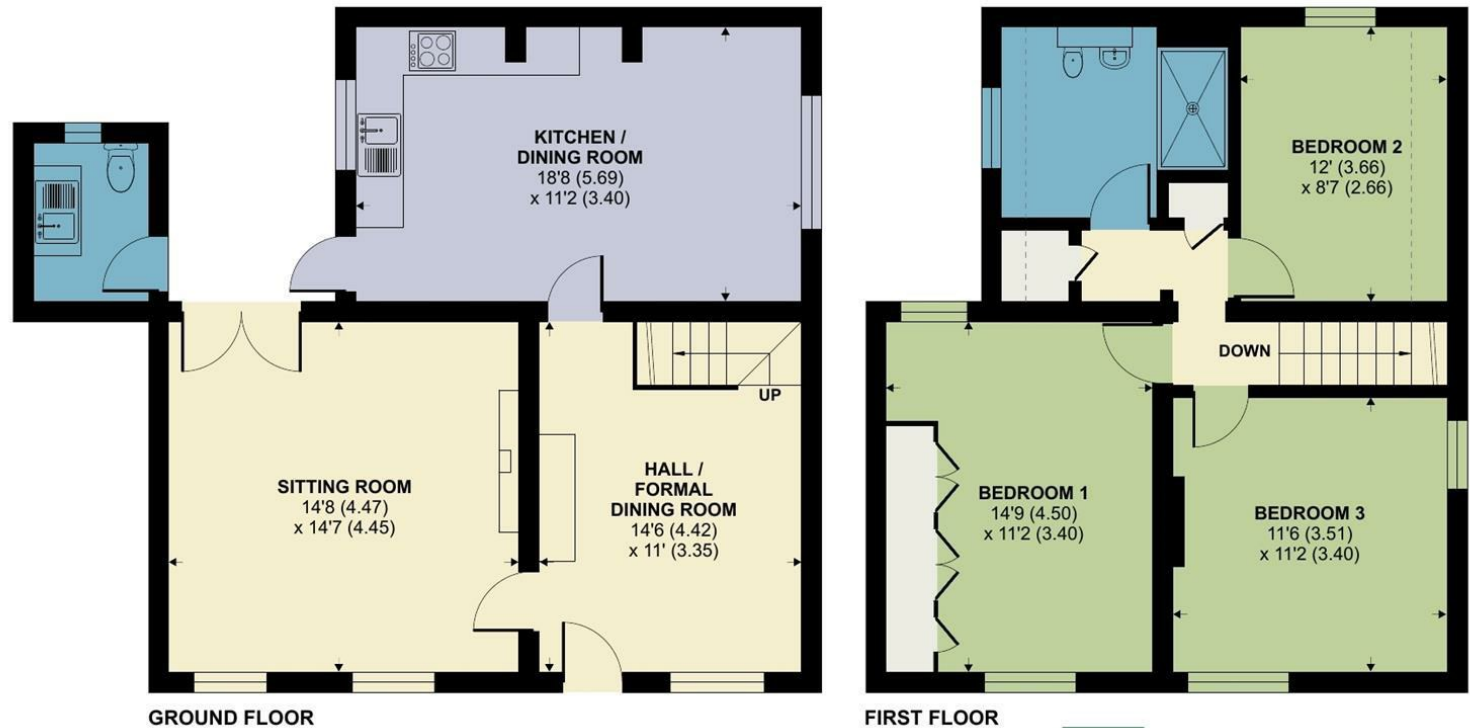


Duck Street, Bridport

Approximate Area = 1164 sq ft / 108.1 sq m
 Limited Use Area(s) = 30 sq ft / 2.8 sq m
 Outbuilding = 32 sq ft / 3 sq m
 Total = 1226 sq ft / 113.9 sq m
 For identification only - Not to scale

Directions

Proceed through Chideock and turn left on to Duck Street. The property will be found on the right hand side, identified by a For Sale Board.
 What3Words:///outs.refills.leaves



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1132550



Bridport/SVA/28.05.2024

01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
 ESTABLISHED 1858
 bridport@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

