



Thread Mill Lane, Pymore, Bridport

A handsome 4 bedroom school conversion with a wealth of character tucked away in the village of Pymore.

Guide Price

£675,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Thread Mill Lane,
Pymore, Bridport,
DT6 5QT**

- 4 bedrooms
- Old school conversion
 - Village location
 - Photovoltaic cells
 - Garage and parking

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property
School End is believed to have been built in 1870 as the village school and was converted into a residential property in 2001. The property has all the character one would expect of a Victorian conversion with good ceiling heights, exposed timber trusses and handsome Gothic windows. What one would not expect however is a property that has been insulated to a high specification and had photovoltaic cells installed that have given the property an energy performance certificate rating of B, reduced electricity bills and an income. Add a sought-after position in the backwater of Pymore, that sits in the rolling Dorset country and lies within short motoring and walking distance of Bridport town, and the property is an unusually attractive proposition.

There is an attractive hallway to the front, laid to a flagstone floor leading through to the main reception area of the house. This has, to one side, the original fully vaulted school room ceiling organised as a dining area - and a sitting area to the other, arranged around a stone fireplace equipped with a woodburning stove. To the other side a door leads through to a spacious kitchen equipped with a comprehensive

range of floor and wall mounted units and cupboards with space for an everyday dining table to its centre. Integral to the kitchen is an electric double oven and gas hob while the floor is laid to attractive yet practical ceramic tile. In addition, on the ground floor there is a bedroom that is currently used as a study served by a shower room with a double size shower. The first floor is split into two areas, each reached by a separate staircase with to one side the principal bedroom that has a bathroom for its exclusive use and to the other side are two bedrooms which share a second bathroom. The bedrooms are particularly attractive with the original roof timbers/trusses running through them. The property is fully double glazed, and benefits from secondary glazing of all large windows; it has gas fired central heating and is in good decorative order throughout.

Outside

To the front of the property a pillar flank pedestrian gate leads through to the front garden and a paved path leads to the front door with areas of mature herbaceous shrubs and planting either side. To the right hand side of the property a gated vehicular entrance leads through to a substantial area of paving that provides parking for a number of cars

and access to the garage. The garage has an up and over door and a workbench area to one end with some useful storage in the roof void. The courtyard garden behind is a particularly attractive tranquil space and is laid to a mixture of paving and gravel edged by further herbaceous and shrub planting with some attractive espaliered apples against the rear stone wall.

Situation

The property lies a mile north of Bridport town, close to open fields and a direct walking route to the town's amenities. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

Services

Mains water, electricity, gas and drainage

Gas fired central heating.

Photovoltaic cells provide electricity and income.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is variable both indoors and out, depending on the provider.

Local Authority

Dorset Council: 01305 251010

Council Tax Band: F

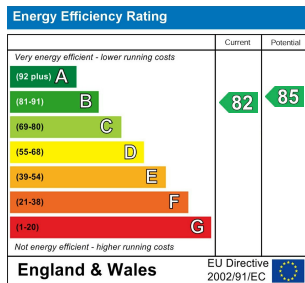
EPC: B

Agent Note

There is a charge payable to the Pymore Village Management Company, run by an elected board of residents, that looks after commonly owned areas and equipment. The charge is currently around £200 per annum, and is set up or down each year depending on expenses incurred or anticipated.

Directions

Upon entering the village from the direction of Bridport, turn left into Thread Mill Lane. Follow the road round to the right hand side and the property will be found a short way along on the right hand side. What3Words:///lemmings.reporters.takes



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