



Ryall, Bridport

A charming three/four bedroom character property with stunning uninterrupted views over the Marshwood Vale, offered for sale with no onward chain.

Guide Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Ryall, Bridport, DT6 6EN

- Flexible accommodation
 - Annexe potential
 - Three/four bedrooms
- Stunning country views
- Single garage and driveway

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This charming three/four bedroom house is situated in the peaceful village of Ryall, with far reaching country views. Originally two cottages, the property offers flexible accommodation with the potential to create a separate annexe if required. There is an abundance of character features typical of its age and type including deep window sills, window seats, exposed beams and wood panelling.

The main living space has a dining area to one end, and a sitting area to the other arranged around a focal point of a feature fireplace, equipped with a woodburning stove. The kitchen is adjacent, and is fitted with a range of wall and base units and an oil fired Rayburn range cooker providing heating for the house. There is an additional electric hob and space for any necessary appliances plus a kitchen table. There are two further reception rooms, currently utilised as a study and a reading room, but could be additional bedrooms if required, plus a downstairs bathroom.

On the first floor, there are three bedrooms and a family bathroom. The principal bedroom is a particularly generous double, with large windows taking in the stunning uninterrupted views over the Marshwood Vale. There is an additional loft room accessed off the landing. With two staircases, the property could be reconfigured to create a main house with an annexe if required, subject to any necessary consents.

Outside

To the front of the property is a driveway providing access to the single garage. To the side is the pretty garden, predominantly laid to lawn interspersed with mature shrubs and trees. There is a delightful seating area taking in the stunning views, and a shed and garden storage.

Services

Mains water and electricity. Private drainage and oil fired central heating. Photovoltaic panels providing electricity. Broadband speed: Superfast broadband is available. Mobile phone coverage: Network coverage is mostly good indoors and out.

Local Authority

Dorset Council: 01305 251010
Council Tax Band: F.

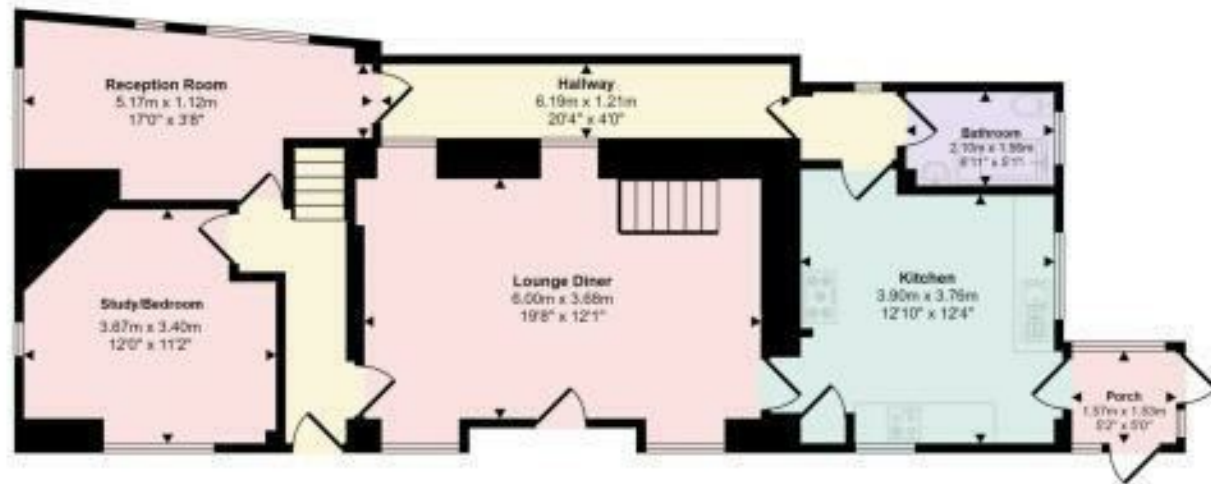
Situation

The property lies in the small hamlet of Ryall, perched above the Marshwood Vale with far reaching views. Ryall is located between the villages of Morcombelake and Whitchurch Canonicorum. Morcombelake has a village stores, farm shop and baker's shop, while Whitchurch has a pub, village hall and parish church. The market town of Bridport lies approximately 6 miles to the East. Bridport 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, with many walks

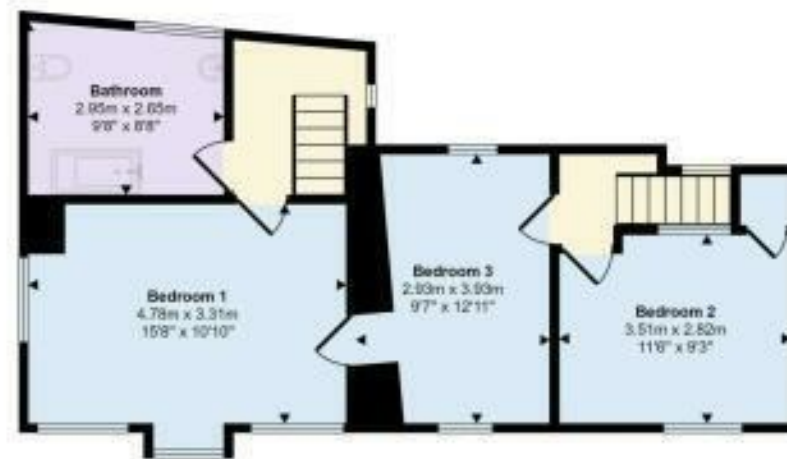
starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

Directions

From Bridport, join the A35 and continue West through Chideock. After passing Felicity's Farm Shop on the left hand side, take the next right signposted Ryall. Continue down the lane for approximately X miles, and the property will be found on the left hand side denoted by a For Sale board. What3Words///detect.swaps.presenter.



Ground Floor

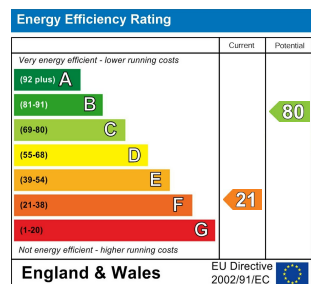


First Floor



Second Floor

Denotes head height below 1.5m



Bridport/DME/170524

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