



Ship Knapp, Morcombelake, Bridport, Dorset

Charming detached three bedroom period house in wonderful location with lovely country views.

Guide Price

£725,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Ship Knapp, Morcombelake, Bridport, Dorset, DT6 6EW

- Stunning countryside views
- Coastal & country walks on the doorstep
 - Three bedrooms
- Detached garage, summer house/studio & gardens

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





Charming detached three bedroom period house in wonderful location with lovely country views.

The Property

This detached cottage is all about charm and position. The property is believed to date back to the 18th century with 20th century additions and has all the character one would expect of a house of this age. In terms of the position the property sits in an elevated spot bordering the National Trust Golden Cap estate with lovely far-reaching views over the Marshwood Vale towards Lamberts Castle and Birdsmoorgate. Add to that the house has undergone a rolling programme of refurbishment, is not listed, has mains gas and unusually good walking straight from the cottage itself and it is clear that the property has a great deal to offer.

On the ground floor the daytime hub of the house is undoubtedly a kitchen that flows through to a dining room and then ultimately into a conservatory. The kitchen is equipped with comprehensive range of floor and wall mounted units and cupboards with space for a fridge freezer, a dishwasher and washing machine with a built-in double electric oven and a gas hob. The dining room has space for a

good sized farmhouse style dining table while the conservatory has an attractive yet practical ceramic tile floor, with underfloor heating, fully fitted blinds and bifold doors to one end out onto the terrace and gardens. To the front of the house there is an attractive traditional sitting room arranged around a gas fired woodburning style stove set into an inglenook fireplace. To the front of the house there is another reception room/third bedroom besides which there is a shower room. Upstairs there are two further bedrooms both of which have built-in wardrobes served by a bathroom that has been reorganised in a contemporary style with an attractive ball and claw style bath. The property has UPVC double glazing, gas fired central heating, photovoltaic cells and a reed roof that has been rethatched in the last four years.

Outside

To the front of the property there is a gated access which leads through to extensive area of paved drive providing parking and turning for a number of cars with to one end a garage equipped with light and power and an up and over door. On one side of the driveway there is a substantial area of lawn edged by mature herbaceous and shrub planting with to one side an attached summerhouse also equipped



with light and power and electric heating. Beside the summerhouse there is an enclosed vegetable growing area and a greenhouse. On the side of the garage there is a useful timber storage shed. The most formal of the gardens lie on the south side accessed through the bifold doors from the conservatory with steps up from an area of paved terrace that gives way to a formal area of lawn edged by further mature herbaceous and tree planting. To the very end there is a second pair of double gates that allows another car to be parked there with a more wild area beyond. The gardens are enclosed by a mixture of timber fencing and mature hedge.

Situation

The property lies just off the village centre in the popular village of Morcombelake, which has a well-stocked farm shop and fantastic country and coastal walks over the Golden Cap estate. 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. 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.

Services

Mains gas, electricity and water.
Gas fired central heating.
Private septic tank.

Local Authority

Dorset Council tel: 01305 251010.
Council tax band: D
EPC: D

Directions

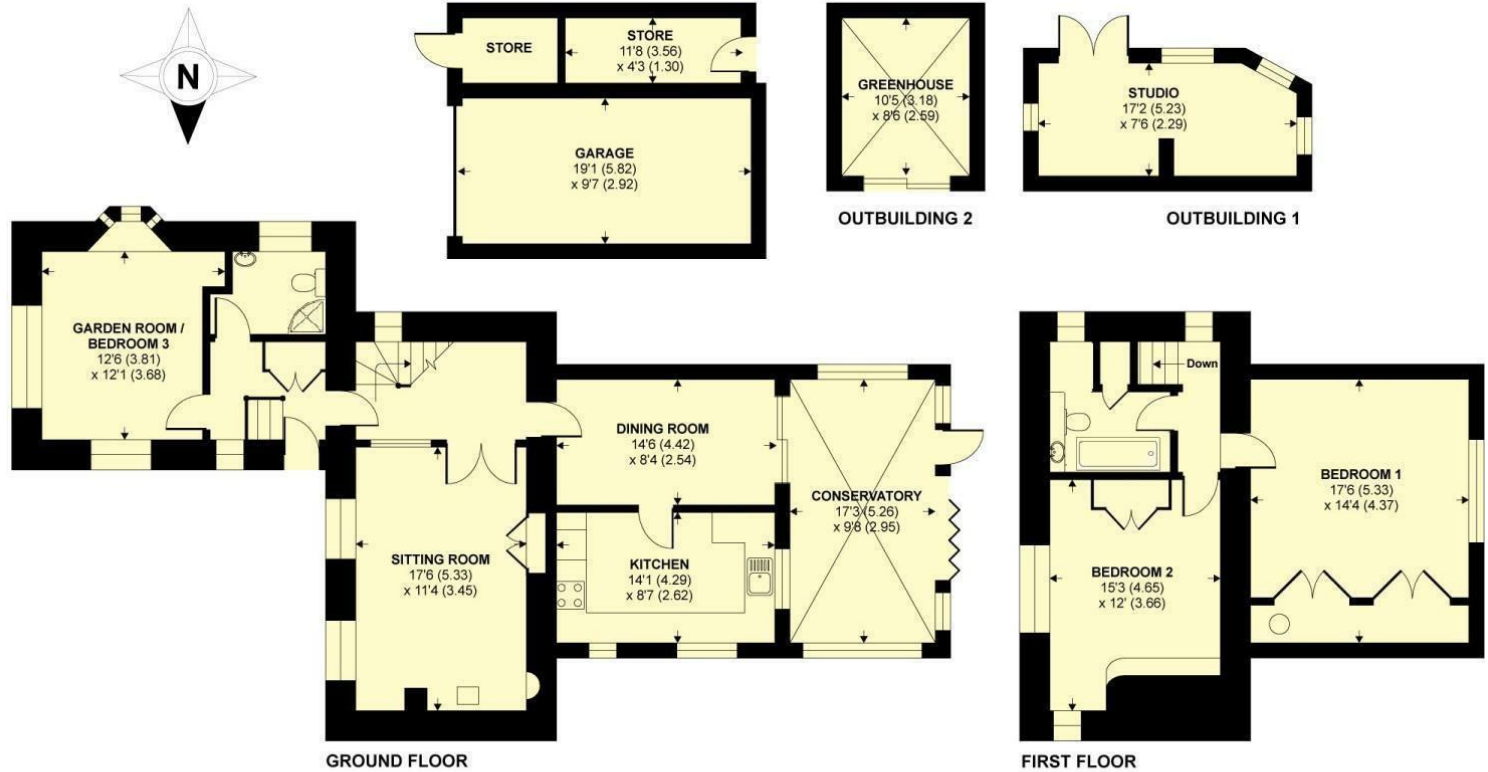
From our office proceed in a westerly direction along the A35 towards Axminster. Pass through the village of Chideock and on reaching Morcombelake take a left turn into Ship Knapp where Rose Cottage will become visible after approximately a fifth of a mile on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Bridport/SVA/30/10/23

Rose Cottage, Ship Knapp, Morcombelake, Bridport, DT6 6EW

APPROX. GROSS INTERNAL FLOOR AREA 1743 SQ FT 161.9 SQ METRES (EXCLUDES OUTBUILDINGS, STORES & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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