



Mill Lane, Chideock, Bridport

Guide Price
£875,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A characterful detached house with extensive garden and woodland, tucked away in the heart of the popular coastal village of Chideock within walking distance of the coast at Seatown.

**Mill Lane,
Chideock, Bridport,
DT6 6JS**

- Extensive gardens and woodland
 - Four bedrooms
- Tucked away peaceful location
 - Character property
- Countryside and coastal walks on the doorstep
 - Parking for 4 vehicles
 - In total a plot of 1.31 acres

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





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The Property

This attractive period four bedroom detached house is built principally of natural stone construction under a tile roof. It is an off-the-beaten-path character house with a long driveway, garden and woodland in the heart of the popular village of Chideock but set away from the road, with a total plot of 1.31 acres. The house is attractively modernised but remains packed with original period features typical of a property of this age – panel doors, wooden bannisters, exposed beams and feature windows to name but a few.

Entry to the property is via a porch making an ideal boot room and coat store. Inside you find a bright and airy kitchen with a good selection of fitted units and shelving, a Butler sink and space for white goods and large cooker. The

kitchen benefits from a large, pitched glass ceiling flooding the space with light. The kitchen leads directly onto a formal, half-panelled dual aspect dining room with plentiful under stairs storage and stairs leading to an upstairs room that could be a bedroom, study, playroom or studio space.

From the dining room you access the lounge – a cosy space with wood burner in the fireplace and dual aspect views up to the surrounding woodland. The house has a spacious hallway that leads back to the kitchen or onwards to a double bedroom, three large storage cupboards, a shower room and a sizable laundry or boot room and rear door onto the garden.

The attractive original staircase leads up to two further double bedrooms- both dual aspect and with plentiful built-in storage. The principal bedroom benefits from a delightful box window with window seat to enjoy the captivating views across Eype Downs and the surrounding countryside. The first floor also houses a contemporary family bathroom

with heated towel rail and stairs that ascend to a fairytale turret housing exposed beams, built in shelving and three arch windows creating panoramic views. A perfect library, reading nook or small office.

Outside

The garden surrounds all sides of the property and rises to an area of mature woodland. There are paved terraces to enjoy summer evenings, the half brick foundations for a greenhouse, a stream, two bridges and a vast selection of mature trees, fruit trees, shrubs and herbaceous borders. There is a small log store, summerhouse and stone steps raising from the rear access of the house to the expansive lawn and woodland. Walking to the top of the woodland gives fabulous views across to Langdon Hill and Eype Downs and the whole area is a haven for wildlife, flora and fauna. The plot in total extends to 1.31 acres.

An old barn, now partially derelict, is at the entrance of boundary on arrival up the the driveway which could be a





workshop, large storage space or has the potential for conversion into additional accommodation, subject to any necessary planning consents.

Situation

The house benefits from being tucked away from any passing traffic, 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, drainage and electricity.
Electric and night storage 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: Exempt (previously Council Tax band D).
EPC: E

Agent Note

There is a right of way over the entrance track for the neighbouring property.

We have been made aware of the presence of Japanese Knotweed in the grounds. The vendor has paid for an ongoing eradication programme which will be passed onto a buyer. It is not deemed close enough to the property to have any detrimental effect on the building and a report is available. There is a 5 plus Year Treatment Plan(minimum) & 10 Year Insurance backed guarantee

Directions

From Bridport town centre, proceed in a westerly direction towards Axminster, along the A35. After approximately 2 miles, you will enter the village of Chideock. Just before reaching the church, turn left into Duck Street, followed by a further left into Mill Lane. The driveway to the property is found on the right side of Mill Lane opposite the recreation fields.
[What3Words///smothered.profile.loitering](https://www.what3words.com/What3Words///smothered.profile.loitering)

Mill Lane, Chideock, Bridport

Approximate Area = 1611 sq ft / 149.6 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

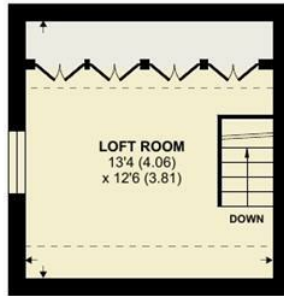
Outbuilding = 213 sq ft / 19.7 sq m

Total = 1889 sq ft / 175.3 sq m

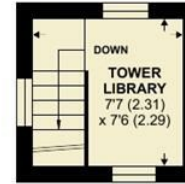
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR 2



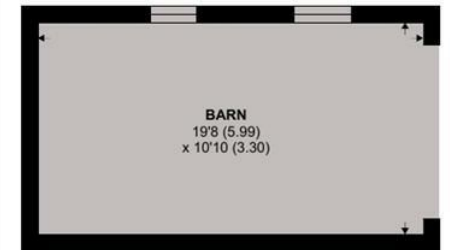
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR 1



OUTBUILDING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Bridport/DME/16.05.2024/BRI18477020/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1039971



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