



Forsters Lane, Bridport

Handsome and spacious detached three-bedroom former farmhouse with a wealth of space and character with a wonderful garden.

Guide Price

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Forsters Lane,
Bridport
DT6 3HY**

- Period property
- Large garden
- Spacious accomodation
 - Village location
 - Garage and Studio

Viewing strictly by appointment
Symonds & Sampson
01308 422092





Handsome and spacious detached three-bedroom former farmhouse with a wealth of space and character with a wonderful garden.

The Property

Forsters Farm House is believed to date back to the 18th century and as luck would have it is not listed! What makes this house so special however is its character, the proportions of the rooms and the garden. The house exudes character from the lovely stone elevations, to the fireplaces, the mullion windows, the window seats and the exposed ceiling timbers. All three principal reception rooms are generously proportioned with the two formal rooms having fireplaces, while the garden stretches out behind the property itself and is planted with an array of lovely herbaceous and shrub plants punctuated by some magnificent specimen trees.

The house is conventionally arranged around a central hallway with the sitting room to one side, a formal dining room to the other and cloakroom at the end. The sitting room is a good square room with a triple aspect making it particularly light and bright and the fireplace is equipped with a woodburning stove. The formal dining room has a fireplace equipped with a gas fired, woodburning - style stove, next to which there is a large kitchen/dining room which is the hub of the house.

There is a fitted kitchen to one end centred upon a gas fuelled aga with an integrated electric oven and a gas hob while at the other end there is a large area which can accommodate a substantial dining table. Beyond the kitchen there is both a pantry and a vaulted studio that could easily double as a utility or dog and boot room.

Upstairs there are three good bedrooms the principal of which has an ensuite bathroom and large built-in wardrobes. The second bedroom has an ensuite shower room and the third bedroom has use of the family bathroom. Above is a good sized loft, which is perfect for storage.

The property is in need of some modernisation but in keeping with the lack of listing many of the windows are double glazed and the house is served by gas fired central heating.

Outside

The property is accessed along a shared private driveway owned by Forsters Farmhouse that leads through to a large gated driveway laid to gravel, providing parking and turning for a number of cars. To one corner there is a stone-built garage equipped with an electric up and over door, light and power. The substantial garden is a particular feature of the property with a more formal area near the house that leads through to a less informal area beyond. Both areas are

beautifully planted with many mature herbaceous plants, shrubs and trees, in the informal part of the garden there are fruit trees and vegetable growing areas. Immediately behind the house there is a timber pottery studio which would make a good workshop and there are three further timber garden sheds and a greenhouse within the garden.

Situation

Bradpole is a very much sort after village on the edge of the bustling and vibrant market town of Bridport, with countryside close at hand. Bridport has a history of ropemaking and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay It has a variety of independent shops, public houses and restaurants with excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Communication links are good with road links to the A35 and mainline stations at Crewkerne, Dorchester, Axminster and Maiden Newton.

Services

Mains Electric, Gas, Water & Drainage
Gas fired central heating
Superfast Broadband is available
Mobile phone coverage is mostly available both indoors and outdoors

Local Authority

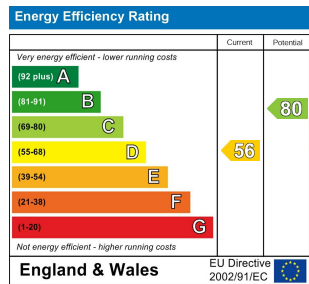
Forsters Lane, Bridport

Approximate Area = 2225 sq ft / 206.7 sq m
Garage = 379 sq ft / 35.2 sq m
Outbuilding = 187 sq ft / 17.3 sq m
Total = 2791 sq ft / 259.2 sq m
For identification only - Not to scale



Directions

From our Bridport office on South Street :head South toward Church Street and turn right onto East Street. At the East Road Roundabout take the first exit onto Sea Road N A3066. Turn right onto Village Road then turn right onto Higher Street. Turn right onto Forsters Lane and property will be on the left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1151208



BRID/SA/301024



01308 422092
Symonds & Sampson 23 South Street
Bridport
Dorset
DT6 3NU
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.

