



St. Andrews Road, Bridport

A spacious, detached, four bedroom house with enormous possibilities and a detached three bay garage in a town centre location within walking distance of the shops.

Offers In Excess Of

£825,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

St. Andrews Road, Bridport, DT6 3BB

- 2/4 bedroom house
- Short distance form Bridport Town center
 - Triple garage
 - Huge potential
- A car enthusiasts dream house

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

The Orchard is all about space, possibilities and position. In terms of space the property is arranged over three floors with a series of larger rooms that could be used in a number of ways with in addition, a substantial three bay, detached garage. In terms of possibilities, within the house and subject to obtaining the necessary consents, these spaces could be remodelled to create a home office space, annex accommodation and workshop space. The garaging would be ideal for an avid car collector. Lastly, the location, which sits above Bridport, is within walking distance of all the towns amenities.

The accommodation on the middle floor is currently arranged with all living spaces centred around a large hallway with, to the right hand side, a drawing room that has a formal dining room area to one end and has a focal point of a fireplace. There are sliding doors to each end giving access to the gardens, both to the front and rear. Behind the hall, there is a kitchen with an everyday dining area to one end and a fitted kitchen to the other, with integral appliances that include a gas hob with an extractor fan over, a dishwasher, a fridge freezer and a double oven. To The other side of the hallway there is there are two rooms that could either be used as additional reception rooms or bedrooms that have use of cloaks/shower room equipped with a contemporary shower. Upstairs, off a large landing that is currently used as a study, there are two bedroom suites one with a bathroom

with a ball and claw bath and the other with a shower. Each bedroom has a built-in wardrobe. On the lower ground floor there is a large utility room laid to ceramic tile currently arranged with a utilities area to one end and a workshop area to the other. To one side a door leads through to the integral garage which is again, in keeping with the rest of the house, is spacious and equipped with an electric roller blind door, light and power. The property is in good decorative order throughout, has UPVC double glazing, solar water heating, 15 photovoltaic cells, gas fired central heating and a pressurised water system. The property is believed to have been built in the early 2000's and has all the insulation qualities one would expect of a house with an outstanding EPC rating of B.

Outside

On the east side of the house the driveway, owned by the neighbour, sweeps out around in front of the triple garage and house with two parking spaces beside the garage and access to one side to the integral garage. From the driveway steps lead up to the front door where there is a formal garden laid to lawn edged by herbaceous and shrub planting. On the west side of the house there is a further area of lawn while to the south side there is a south facing terrace laid to paving and gravel with a decked area immediately outside the drawing room and an eating area beyond. On the southwest corner there is a useful potting shed. The gardens are enclosed by mixture of timber fencing and wall.

Situation

The property lies just off the main street of Bridport. 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 gas, electricity, water and drainage.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Mobile coverage is good both indoors and outdoors.

Local Authority

Dorset Council - 01305 251010

Council Tax Band: F

EPC: B

Agent Note

There is a right of way over the neighbouring driveway, for access to the property and triple garage.

The three-bay garage can not be converted for further living accommodation.

St. Andrews Road, Bridport

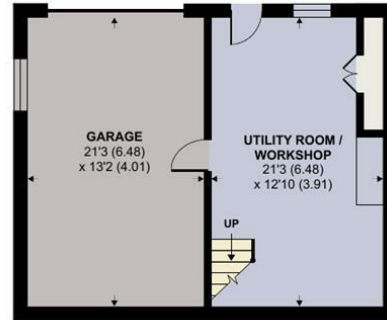
Approximate Area = 2371 sq ft / 220.3 sq m

Limited Use Area(s) = 194 sq ft / 18 sq m

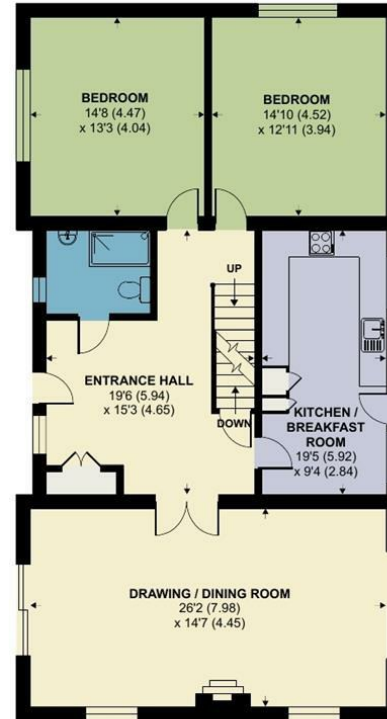
Garages = 815 sq ft / 75.7 sq m

Total = 3380 sq ft / 314 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

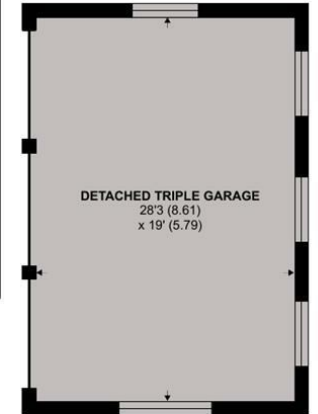


GROUND FLOOR



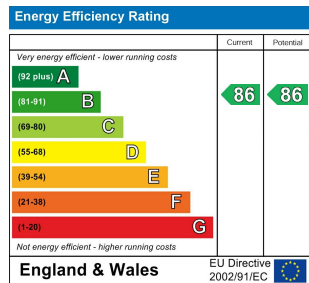
FIRST FLOOR

Denotes restricted head height



Directions

From our office in South Street, proceed to the square, turning right onto West Street and take the first exit at the roundabout into Sea Road North. Follow the road for a short distance and turn left into St Andrews Road. Proceed past Peelers Court and on reaching Barrack Street, there will be seen a private driveway on the right hand side, with a sign plate 'The Orchard'. Proceed to the top of the road, passing 'Conevgar Villa' on the right hand



Bridport/SVA/08.08.24/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1092025



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