

Symonds  
& Sampson



Brook Street, Shipton Gorge, Bridport, Dorset

Brook Street  
Shipton Gorge  
Bridport

Dorset DT6 4NA

A generous, detached, 4 bedroom cottage all set in a 1/3 of an acre, a short journey to the Hive beach at Burton Bradstock.



- Located at edge of popular village
- Character cottage with generous accommodation
- Well presented and updated throughout
  - Large garden
  - Off street parking
- Gas fired central heating

Guide Price Range  
£700,000 - £725,000

Freehold

Bridport Sales  
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## THE DWELLING

Lynch Cottage is believed to have been built in the 18th century and was substantially extended in the 20th century to create a well-balanced, beautifully crafted family house. The attention to detail is apparent throughout, with the most striking being the Gothic style arched windows complimented by a series of half panelled rooms and character features that include an open fireplace, carved door reveals, exposed stone walls, window seats and exposed timbers, to name but a few. Add to that a good edge of village location and a lovely garden with views and you have the complete family house.

On the ground floor there is a traditional sitting room with a fireplace as its focal point, equipped with a wood-burning stove, to one side of the property and to the other side a farmhouse kitchen with a minstrels' gallery overlooking the seating area. The kitchen is equipped with a comprehensive range of handmade units and cupboards with a double Butler sink and a substantial range cooker. There is space for a large farmhouse style dining table, while the floor is laid to engineered hardwood and slate tile. Beyond the kitchen there is a snug and then in turn a utility room and cloakroom to cater for the practical side of life.

Upstairs, there is a vaulted principal bedroom with double doors to one end leading out onto a decked terrace and to the other, an en-suite shower room. There are three further bedrooms, one of which is currently used as a study, that have use of the family bathroom with a shower over the bath and a wash-stand style basin. The property is in excellent decorative order throughout, is fully double glazed and has gas fired central heating.





## OUTSIDE

The outside space for the cottage can be divided into three distinct areas. To one side of the house, double doors lead out to an Italian style garden with a series of stone terraces flanked by some attractive mature planting designed to give shape, colour and form throughout the seasons. To the other side of the house there is a decked terrace accessed via the principal bedroom and steps either side to the kitchen and to the parking area to the front. The main body of the garden is, however, above the property from where panoramic 360° views can be enjoyed over the local countryside. This area is laid to lawn, with a series of well-stocked plant and shrub borders to

the centre, and a timber summerhouse to one side. In addition, within the garden there is a second summerhouse, a log store and a second parking area enclosed by beech hedging with double gates out onto the lane. There is also a greenhouse and a useful garden shed to one corner. The principal everyday parking is beside the house giving easy access for unloading the shopping.

## SITUATION

The property lies on the edge of the popular village of Shipton Gorge, which is part of the Bride Valley villages. The village has an active community with pub, church, village hall, village society, walking group etc. Shipton

Gorge is just a couple of miles from the World Heritage Site Jurassic coastline and beaches at Burton Bradstock and West Bay. Nearby Bridport has a history of rope-making and offers 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 and communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



## SERVICES

Mains gas, electric, water and drainage.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

## LOCAL AUTHORITY

Dorset Council 01305 251010

Council Tax Band D

EPC: D

## AGENTS NOTE

Please note: Not all outbuildings included in the sale price, specifically one summer house and one shed.

## DIRECTIONS

What3words

///curly.evidence.things

Energy Efficiency Rating		Current	Potential
Very energy efficient (lower carbon value)	A	83	83
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient (higher carbon value)	G		
Minimum energy efficient rating		England & Wales	
		EU Directive 2002/91/EC	

# Lynch Cottage, Brook Street, Shipton Gorge

Approximate Area = 1723 sq ft / 160 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Symonds & Sampson. REF: 1057413



Office/Neg/Date



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