



High Street, Burton Bradstock, Bridport,

Handsome grade II listed 3/4 bedroom village house, a walk to the beach and the shops.

Guide Price

£580,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**53 High Street,
Burton Bradstock, Bridport,
DT6 4QA**

- Period property
- Central village location
- A walk to the beach

Viewing strictly by appointment
Symonds & Sampson
01308 422092





Handsome Grade II Listed 3/4 bedroom village house, a walk to the beach and the shops.

Property

This detached classic stone fronted village house has a huge amount of character in a lovely position to the centre of the village of Burton Bradstock. In addition to having a wealth of accommodation arranged over four floors, which allow lovely views to be enjoyed over local countryside, the property lies within walking distance of the Hive Beach. The property has in recent years undergone a rolling programme of renewal and refurbishment bringing the period property firmly into the 21st-century while retaining its character.

The accommodation is arranged over four floors with the lower two organised as living areas and the upper two as bedrooms. At the bottom there is a kitchen/dining room with a kitchen area to one end equipped with a comprehensive range of floor and wall mounted units and cupboards and with integral appliances that include an electric double oven and a gas hob. To the other and there is a dining area with

the whole space laid to an attractive yet practical ceramic tile.

Off the kitchen there is a useful utility room and on the floor above there are two good living rooms that can be used in a number of different ways. On the two floors above there are four bedrooms served by a family bathroom fitted with both a shower and a bath on the 3rd floor and on the 4th floor one of the bedrooms has an ensuite shower room with these bedrooms having the best of the views out to the coast. The property has gas fired central heating and is beautifully decorated throughout.

Outside

On the south side of the property there is a lovely courtyard garden edged by mature herbaceous and shrub planting designed to give shape, colour and form throughout the year with minimal maintenance. This space makes for a lovely entertaining area during the summer months taking in the sun all day. To the side of the property there is a useful storage shed and there is space to park at the rear of the property.

Situation

The coastal village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset. Nearby Bridport is a bustling market town, with 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. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

Services

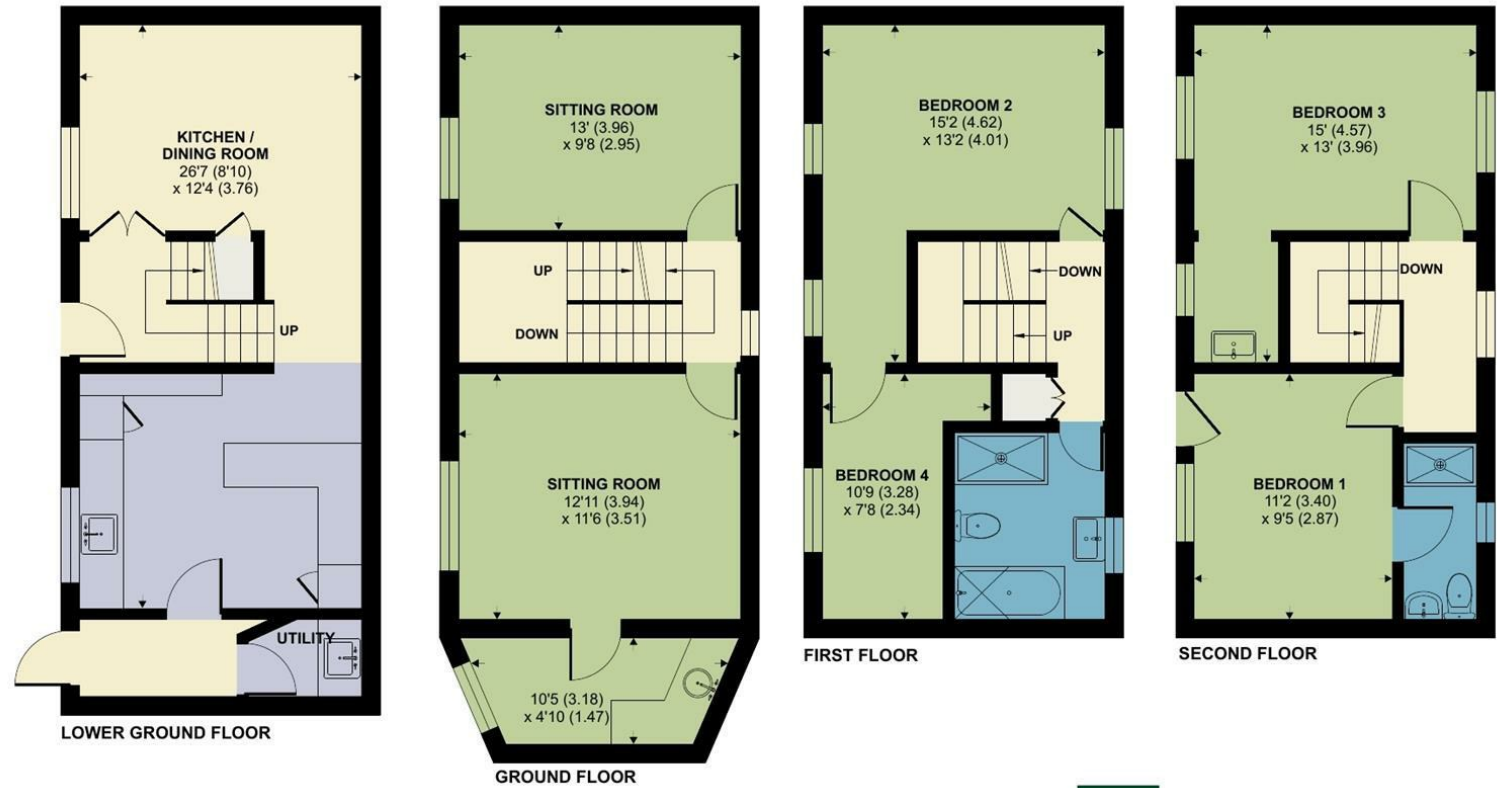
Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.

Local Authority

High Street, Burton Bradstock, Bridport

Approximate Area = 1493 sq ft / 138.7 sq m

For identification only - Not to scale



Directions

From our office on South Street Bridport; Head south on South Street towards Folly Mill Lane, at the Crown roundabout take the 2nd exit onto Burton Road B3157, continue to follow the B3157 and the property will be on the right.
What3Words///stub.surveyed.camp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1144693.



Bridport/DME/010724

01308 422092
Symonds & Sampson 23 South Street
Bridport
Dorset
DT6 3NU
bridport@symondsandsampson.co.uk

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