



Symonds
& Sampson

West Allington

Bridport, Dorset

West Allington

Bridport
Dorset
DT6 5BH

A substantial Grade II Listed house on the edge of Bridport town with six double bedrooms, a private rear garden and parking.



- Fantastic Georgian home on the edge of Bridport
- Generously proportioned rooms with high ceilings
 - No onward chain
 - Annexe potential
- Driveway parking and a delightful garden
 - Stables and a sauna

Guide Range £1,000,000 -
£1,100,000

Freehold

Bridport Sales
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THE DWELLING

Dating back to the 1830s, this charming Georgian property is situated within level walking distance of Bridport town and has all the features one would expect, with generously proportioned rooms, high ceilings and tall sash windows to name but a few. With driveway parking to the front, a converted stable block to the rear and a delightful garden this property really is the full package.

ACCOMMODATION

The property opens into a large entrance porch which has beautiful original tiled flooring, which flows through to the hallway. The kitchen is to the left, fitted with a comprehensive range of wall and base units and laid to stone flooring with an Aga and further integrated appliances including an electric oven and gas hob. Off the kitchen is a breakfast room and a small pantry, and direct access onto the rear courtyard which is a fabulous entertaining space and ideal for al fresco dining.

To the front is the generously proportioned sitting room, with a focal point of a feature fireplace equipped with a wood burning stove and the formal dining room, also boasting tall sash windows and pretty cornicing which is seen throughout the house. There is also a study on the ground floor, overlooking the garden and a downstairs cloakroom with flagstone flooring. Stairs lead down to a useful cellar with power and light, which is ideal for storage.

A beautiful curved staircase with a wooden balustrade leads upstairs, where an arched sash window provides plenty of natural light to the landing, off which four double bedrooms are accessed. These rooms are also of generous proportions with feature fireplaces, and they are served by a family shower room and a separate contemporary family bathroom with a walk-in shower and roll top bath. Beyond here is an inner landing leading to two further double bedrooms with vaulted ceilings, a sitting area and a shower room. A second staircase leads from the inner landing down to the breakfast room, enabling the creation of a separate annexe if required.





OUTSIDE

The property is approached over a driveway providing ample off-street parking. There is a beautiful veranda running along the front of the house, and double gates to the side lead through to the rear garden. At the rear of the property is a stable which is ideal for storage, and a newly fitted sauna room. A gravelled terraced area immediately adjoins the property, which is a fantastic entertaining space and ideal for al fresco dining. There are two further areas of lawn with planted borders and productive apple trees.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good outdoors and limited on some networks indoors. We have been advised by our vendors that they use Vodafone with no issues.
Dorset Council 01305 251010.
Council Tax Band F.
EPC: Exempt.

SITUATION

The property is found on the West side of the town, a short walk away from the main shopping areas. 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

DIRECTIONS

What3Words///writings.fearfully.apart.

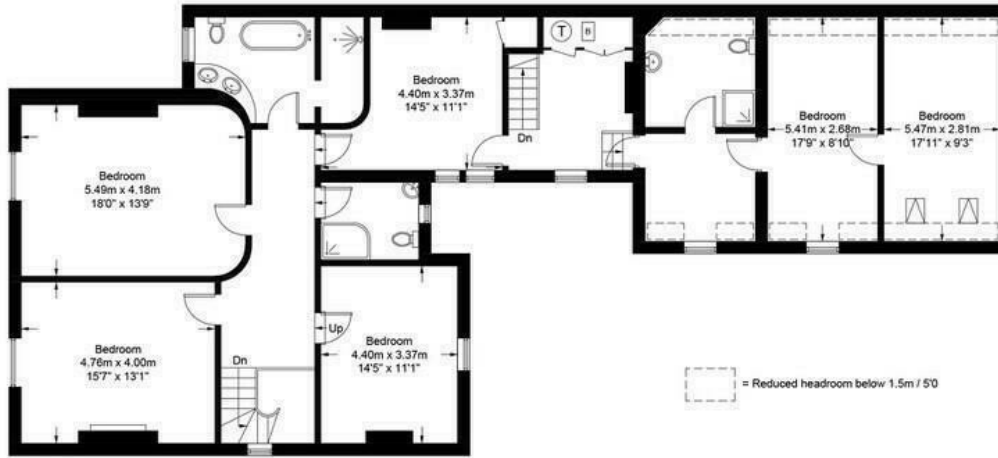


Allington Lodge, Bridport

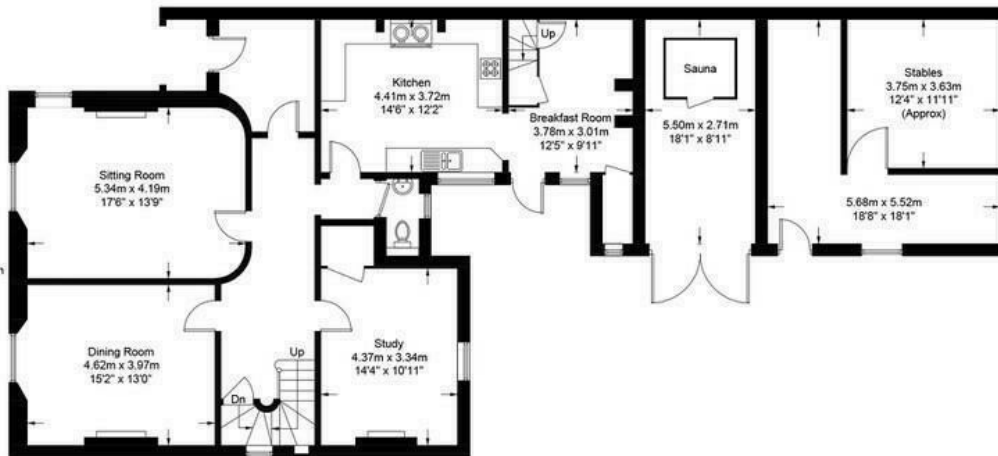
Approximate Gross Internal Area = 3516 sq ft / 326.7 sq m

Cellar = 596 sq ft / 55.4 sq m

Total = 4112 sq ft / 382.1 sq m



First Floor



Ground Floor



Illustration for identification purposes only,

Bridport/DME/050924 measurements are approximate, not to scale. (ID1030800)



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