

Symonds
& Sampson

Atrim Common Cottages

Broad oak, Bridport

Atrim Common Cottages

Broadoak
Bridport
DT6 5PX

An end of terrace cottage situated in a delightful rural location with off street parking and lovely gardens.



- Delightful rural location
- Countryside views
- Parking and gardens
- No onward chain

Guide Price £375,000
Freehold

Bridport Sales
01308 422092
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THE DWELLING

This delightful two/three bedroom cottage is positioned in the heart of the countryside, providing two generously portioned bedrooms and a downstairs study/bedroom, off-street parking and gardens. It boasts character features including a large inglenook fireplace and exposed beams.

ACCOMMODATION

The cottage is conventionally arranged around a central hallway, with the sitting room to one side with a focal point of an inglenook fireplace equipped with a woodburning stove and space for a dining table and chairs adjacent the staircase. The kitchen is fitted with a range of wall and base units with space for any necessary appliances and a dining table to one end. There is a further reception room, currently utilised as a study but could be used in a number of ways. Upstairs are the two bedrooms, the principal of which being a particularly generous double with views over the surrounding countryside. Both rooms are served by the family bathroom fitted with a white suite comprising a bath, wc and sink.

OUTSIDE

The garden is a real feature of the cottage, with a driveway to one end providing parking for several cars and a large area of lawn with a path to the front door. A patio area adjoins the property, ideal for al fresco dining. The garden has mature planted borders and there is a useful garden shed.

SERVICES

Mains electricity and water. Oil fired central heating. There is a septic tank with sewer pipework and pits connecting to the three cottages. This is on the land of the surrounding Symondsbuty Estate which is responsible for its maintenance with the three cottages sharing the cost one third each. The Estate is currently entering a contract to replace the sewer pipes and pits and the one third cost of the work will be borne by the Vendor.

Broadband: Standard broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

Dorset Council: 01305 251010

Council Tax Band: C

EPC: E

SITUATION

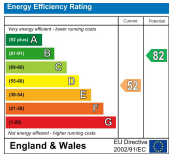
The hamlet of Broadoak has a variety of period properties and is situated approximately 4 miles to the north-west of Bridport and close to the delightful Marshwood Vale, all situated in an area of Outstanding Natural Beauty.

Bridport is a busy, active market town and popular holiday area, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.

DIRECTIONS

What3words-///zipped.scrapping.cuddling

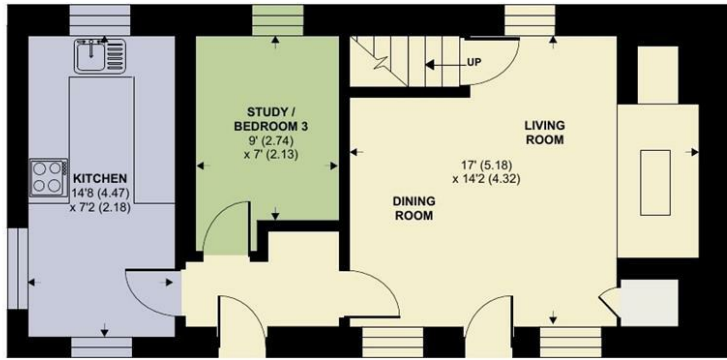




Atrim Common Cottages, Broadoak, Bridport

Approximate Area = 861 sq ft / 79.9 sq m

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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1182025



Bridport/DME/050924



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