

Symonds
& Sampson

Gullivers Orchard

Shipton Gorge, Bridport

Gullivers Orchard

Shipton Gorge
Bridport
DT6 4LS

An attractive three/four bedroom property situated in the peaceful village of Shipton Gorge, with a delightful garden, garage and parking.



- Quiet village location
- Flexible, spacious living accommodation
- Countryside views from the first floor
 - Parking with garage
- Patio area for outdoor entertaining

Offers In Excess Of £475,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Lilliput is an attractive three/four bedroom detached property, located in a quiet village location offering flexible accommodation and in good decorative order throughout, with countryside views to be enjoyed from the first floor.

ACCOMMODATION

The property is arranged over two floors, with the ground floor being set up traditionally and providing up to three reception rooms and a very generous bedroom allowing for ground floor living if required. The lounge has been substantially extended to the rear providing a bright and spacious room with views over the rear garden. There is also a shower room, a study/bedroom four and a modern fitted kitchen with a dining room leading off with doors onto a delightful patio terrace ideal for al fresco dining. The first floor provides two generous bedrooms and a family bathroom. The property has undergone a catalogue of improvements under the current ownership which includes full redecoration throughout.

OUTSIDE

The property is approached over a shared private road giving access to private parking and a garage with an up and over door. A slope and steps lead down from the parking and garage area at the top. The property sits towards the rear of its plot with the majority of the garden to the front. The gardens themselves are incredibly well planted with plenty of lawn. The rear garden is relatively small in comparison but still provides a patio area and lawn.

SITUATION

The property lies in the heart 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, conveniently placed for Dorchester and Weymouth to the east and Axminster to the west, transport links are good along the

A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains Electricity, Gas, Water & Drainage
Gas Heating
Superfast Broadband is available in this area.
Mobile phone coverage is mostly available in this area but is limited indoors.

LOCAL AUTHORITY

Dorset Council: 01305 251010
Council Tax Band: : Exempt (previously a D)

MATERIAL INFORMATION

Restrictive covenant: You cannot build in the garden.

DIRECTIONS

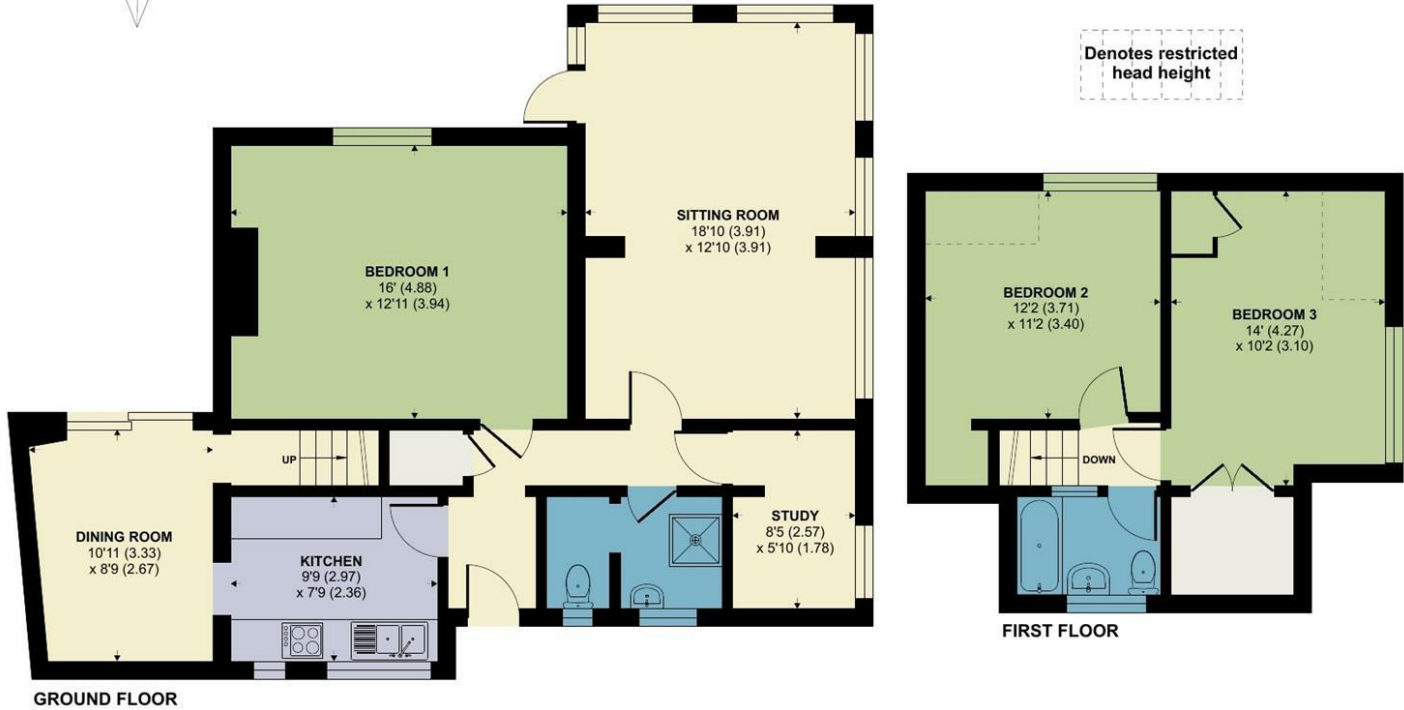
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Energy Efficiency Rating	
Energy Efficiency Class	Current
Very energy efficient (green building code)	
A	81
B	
C	
D	
E	
F	
G	
Very energy inefficient (red building code)	
England & Wales	
EU Directive 2002/91/EC	

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Approximate Area = 1198 sq ft / 111.2 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Total = 1227 sq ft / 113.8 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1188406



Bridport/DME/130924

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