

Symonds
& Sampson

South Street
Bridport, Dorset

South Street

Bridport
DT6 3PB

A charming Grade II Listed Georgian four/five bedroom four storey terraced townhouse situated within level walking distance of Bridport town centre.



- Grade II listed 4/5 bedroom Georgian terraced townhouse
 - Characterfully presented
 - Front and rear garden
 - Garage
 - Parking



Guide Price £530,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This charming Grade II Listed terraced four/five bedroom townhouse is beautifully presented throughout and boasts a garage and a delightful rear garden and within level walking distance of Bridport town centre. The property has undergone a programme of renovation by the current owners, seamlessly combining the character features with the modern conveniences one would expect.

ACCOMMODATION

Dating back to the early 1800s, the property has an abundance of period features and offers flexible accommodation arranged over four floors. The living room has a focal point of a fully tanked feature fireplace equipped with a Chalfont wood burning stove and leads into the dining room overlooking the garden. The newly appointed kitchen which adjoins the utility/wash room, is situated to the rear of the property and overlooks the courtyard. The bespoke kitchen is beautifully finished with hand built, wooden cupboards, painted in Farrow and Ball, Middleton Pink, finished with oak work surfaces, brass period features, and Georgian styled oak shelving. The integrated dish-washer, Smeg induction cooker and hood are included. The remainder of the kitchen is free-standing. All of the ground floor flooring has been newly appointed throughout. There are three double-bedrooms, an extensive self-contained top-floor multipurpose bedroom, also fitted with a log burner, enjoying stunning views towards Bothen hill; a single bedroom, currently used as an office/library, and a large family bathroom.

OUTSIDE

The walled rear garden is designed for ease of maintenance with hard landscaping interspersed with mature trees and plants, with various seating areas to enjoy throughout the day. There is a fully insulated, spacious double-glazed summerhouse with power and light, currently used as a studio/home office, a storage shed and an insulated single garage with sky-light, formerly used as a music studio. A parking spot is available in front of the garage.

SITUATION

The property sits right in the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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 primary and secondary schooling 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///struts.laws.chariots

SERVICES

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

Ultrafast broadband is available. Whilst mobile coverage is available outdoors from all four major suppliers, you may not receive data signal indoors from Three, but mobile coverage is good indoors from all other providers. Information provided by Ofcom.org.uk

Dorset Council: 01305 251010

Council Tax Band: D.

EPC: D.

MATERIAL INFORMATION

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

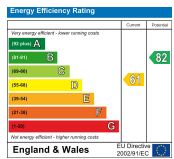


South Street, Bridport

Approximate Area = 1632 sq ft / 151.6 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Garage = 113 sq ft / 10.4 sq m
 Outbuildings = 265 sq ft / 24.6 sq m
 Total = 2059 sq ft / 191.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1163046



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