



Symonds
& Sampson

High Street

Burton Bradstock, Bridport

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Burton Bradstock

Bridport

DT6 4RA

Handsome two bedroom period cottage with huge character with a contemporary interior and a substantial barn, just a walk to the beach and shops.



- Character period property
- Contemporary bathrooms and kitchen
 - Oil fired central heating
 - Substantial workshop/barn
- A short walk to the beach and shops



Guide Range £400,000 - £425,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Long Barn forms the end of a terrace of delightful period properties close to the centre of the picturesque village of Burton Bradstock within a short walking distance of Hive Beach. Although likely to have been built in the 18th century and having been extended a number of times, Long Barn has in recent years undergone a comprehensive programme of renewal and refurbishment to create a beautifully presented practical property oozing character and charm.

ACCOMMODATION

The property is double fronted, with to the right-hand side of the hall a good square sitting room and to the left-hand side a kitchen that flows through to a dining room and finally a conservatory. The kitchen is fitted out in a contemporary style with an island unit complete with a breakfast bar to its centre, with a range of floor and wall mounted units and cupboards with work surfaces over with a built-in ceramic hob and electric oven. This flows through an archway into a dining room with double doors that lead through to the conservatory. To one side of the dining area, a sliding door leads through to the laundry/shower room. Upstairs there are two generously proportioned bedrooms served by a traditionally styled bathroom. The property is in outstanding decorative order throughout, and is equipped with lovely brace and ledge doors. The property has oil fired central heating and double glazing.

OUTSIDE

A driveway owned by the cottage with a right of way for the two other cottages leads round to the back of the property. Across from the cottage there is a substantial stone barn that could be used for a number of activities but is currently utilised as both a workshop and a garage with light and power. There are two areas of garden, one immediately to the rear of the property enclosed by a low stone wall with a paved terrace, and one by the barn that is edged by mature shrub planting overlooking the river beside.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.
Broadband: Superfast broadband is available.
Mobile phone coverage: Network coverage is mostly good indoors and good outdoors.
Dorset Council: 01305 251010
Council Tax Band: Exempt (previously a D).
EPC: E.

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.

MATERIAL INFORMATION

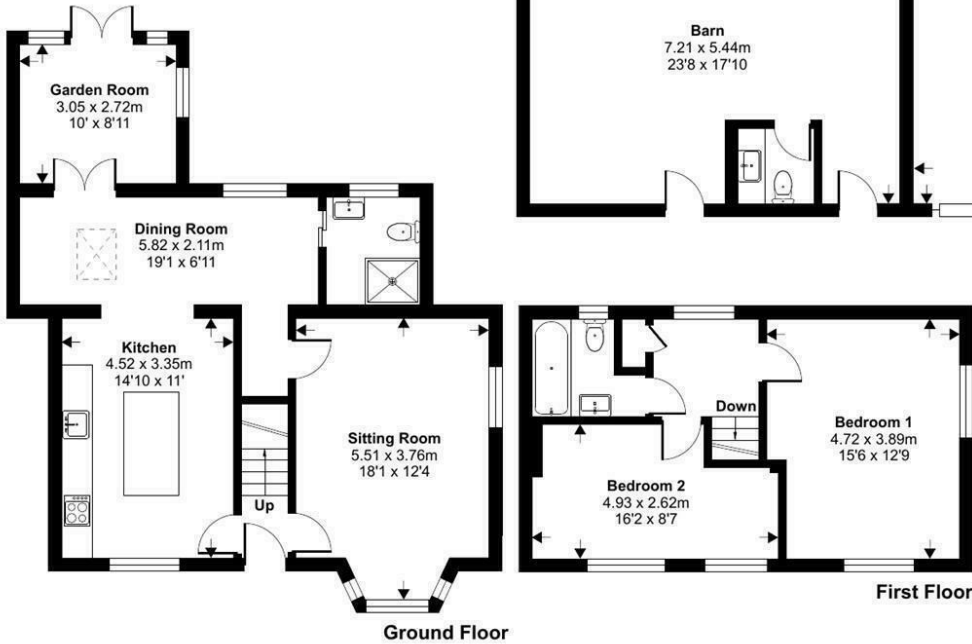
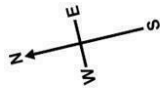
The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property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



Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

For average official - higher energy ratings

England & Wales



Approximate Area = 1146 sq ft / 106.4 sq m
 Outbuilding = 975 sq ft / 90.5 sq m
 Total = 2121 sq ft / 197 sq m
 For identification only - Not to scale



Outbuilding



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. REF: 1008347

Bridport/SVA/101024



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



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