Salwayash, Bridport

A charming four bedroom cottage with lovely open plan living accommodation situated in the popular village of Salwayash.

Guide Price

£430,000

Freehold

Salwayash, Bridport, DT6 5HX

- Extended and improved four bedroom cottage
  - Delightful south facing garden
  - Driveway parking for two cars
  - Open plan living accommodation

Viewing strictly by appointment
Symonds & Sampson
01308 422092

The Property

This charming four bedroom cottage has been improved and extended under the current ownership, with works including an extension to the side to create a sociable open plan kitchen/dining room, with double doors onto the south facing rear garden. There are delightful character features throughout including an inglenook fireplace, exposed stone walls and beamed ceilings which seamlessly blend with the modern extension, resulting in a fantastic family home.

The property opens into a large reception room, currently utilised as a home office, with a focal point of an inglenook fireplace equipped with a woodburning stove. The kitchen/dining room is to the side, and is a fantastic sociable family room with a skylight providing plenty of natural light. The kitchen comprises of freestanding units and appliances, with an inset woodburning stove with back boiler and a lovely exposed stone wall. To the rear is the living room, with doors onto a delightful patio seating area.

Upstairs there are three double bedrooms and a generous single, along with a family bathroom.

Outside

There is a driveway to the front of the property, providing parking for two vehicles. The south facing garden is a generous size, being predominantly laid to lawn interspersed with mature trees and shrubs. A delightful east facing patio area adjoins the living room, ideal for sitting out and enjoying the morning sun.

Services

Mains electricity, water and drainage. Multi-fuel stove with back boiler.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is limited indoors and good outdoors.

Local Authority

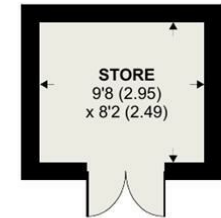Dorset Council: 01305 251010
Council Tax Band: E.

Situation

The property is situated within this favoured village which provides a village school, a church, village hall and public house. The vibrant market town of Bridport is 3 miles away. Bridport 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.

Pitchers Cottage, Salwayash, Bridport

Approximate Area = 1518 sq ft / 141 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1599 sq ft / 148.5 sq m
For identification only - Not to scale

SITTING ROOM
14'8 (4.47)
x 11'7 (3.53)

DINING ROOM
14'4 (4.37)
x 12'5 (3.78)

FAMILY ROOM
19'1 (5.82)
x 12'1 (3.68)

UP

KITCHEN
14'4 (4.37)
x 12'1 (3.68)

GROUND FLOOR

BEDROOM 3
13'7 (4.14)
x 8'3 (2.51)

BEDROOM 1
12'4 (3.76)
x 10'3 (3.12)

BEDROOM 4
9'1 (2.77)
x 6'5 (1.98)

DOWN

BEDROOM 2
12'5 (3.78)
x 8'8 (2.64)

FIRST FLOOR

STORE
9'8 (2.95)
x 8'2 (2.49)

Directions

From our office on South Street, proceed to the square, turning left onto West Street. On reaching the second mini roundabout, turn right, signposted Salwayash. On entering the village, the property will be found shortly after the turning into Pitchers on the right hand side, denoted by our For Sale board. What3Words///comforted.fines.slightly.

Bridport/DME/251024REV

Certified Property Measurer
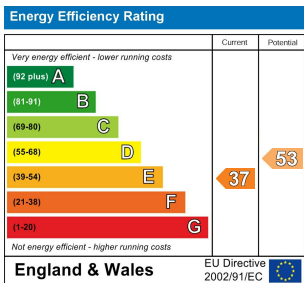
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
Produced for Symonds & Sampson.   REF: 1133165

Symonds & Sampson

01308 422092

Symonds & Sampson 23 South Street
Bridport
Dorset
DT6 3NU

bridport@symondsandsampson.co.uk

SYMONDS & SAMPSON
ESTABLISHED 1858

RICS Regulated by RICS
naea | propertymark PROTECTED
FSC