



Symonds
& Sampson

Mill Lane
Chideock, Dorset

Mill Lane

Chideock
Bridport
DT6 6JS

Detached six bedroom house that could be 2 x 3 bedroom cottages, in need of reorganisation and refurbishment, a walk both to the beach and the village shop.



- Tucked away peaceful location
- In need of refurbishment and reorganisation
 - Total plot extending to 0.27 acres
 - Garages and driveway
 - Not listed
 - A walk to the beach

Guide Range £700,000 - £750,000

Freehold

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THE DWELLING

Brook Cottage is currently arranged with four reception rooms, six bedrooms, three kitchens and six bath/shower rooms! However the property, although has been used as a single entity for many years, is sold with two land registry titles making it an opportunity to create one substantial property or two smaller ones very simply. The property is thought to have originally been built in the 19th century and has been extended substantially a number of times during the 20th century. The key to the property is of course however its location, which is a short walk to both Seatown beach and the village shop while the size of the plot is also an attraction as it amounts to 0.27 acres.

ACCOMMODATION

On the ground floor there are four good reception rooms, two of which have open fireplaces with three further rooms that could be used as kitchens. In addition on the ground floor, there is a downstairs bedroom, a bathroom and shower room while upstairs there are six bedrooms, four of which have ensuite bath/shower rooms. The property is in need of complete refurbishment and reorganisation throughout, does not have a central heating system, is not listed, has two detached garages, parking and the plot amounts to 0.27 acres.

OUTSIDE

There are vehicular accesses both on the north and the south side of the property, providing parking for a number of cars with access to detached garages on both sides. The gardens are for the most part laid to lawn and enclosed by mature hedges with paved sitting areas on either side, with a wood panel fence dividing the two areas. Behind the north garage there is a greenhouse. There is a further area of ground along the lane to the south on the right hand side.

SERVICES

Mains electricity and drainage.
Broadband: Superfast broadband is available.
Mobile phone coverage: Network coverage is mostly good indoors and good outdoors.
Dorset Council: 01305 251010
Council Tax Band: F
EPC: E

SITUATION

The house benefits from being tucked away from any passing traffic, a short walk to the sea and forming part of the popular coastal village of Chideock. Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three miles away and is a bustling and

vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///customers.mobile.sock

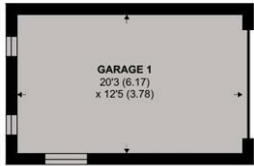


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)			
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68		
Band E	39-54		
Band F	21-38		
Band G	1-20		
For more information on energy ratings visit: www.gov.uk/government/topics/energy-efficiency			
England & Wales		EU Directive 2002/91/EC	

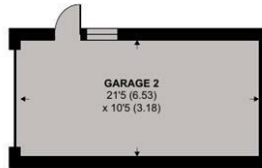
Mill Lane, Chideock, Bridport

Approximate Area = 2710 sq ft / 251.7 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garages = 479 sq ft / 44.4 sq m
 Total = 3206 sq ft / 297.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1207787



Bridport/SVA/301024



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