



Symonds
& Sampson

Churchayes,
Bothenhampton, Bridport

Churchayes
Bothenhampton
Bridport
DT6 4BS

A two bedroom terraced cottage with lovely country views situated in the popular village of Bothenhampton.



- Spacious two bedroom cottage
 - Lovely country views
- Now requiring some modernisation
 - Rear garden
 - Garage and parking



Guide Price £290,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

A well proportioned two bedroom cottage situated in a delightful tucked away location on the edge of Bothenhampton. The property does require some modernisation but has huge potential to create a charming cottage, benefitting from stunning country views and a garage.

ACCOMMODATION

The property has a useful entrance porch, which opens into the living room which has a charming window seat to the front and a large fireplace. The kitchen is beyond here, and is fitted with a comprehensive range of wall and base units with an integrated electric oven and gas hob. There is space for a dining table and chairs and there is parquet flooring. To the rear is a utility area with space for additional white goods, and a modern shower room fitted with a white suite.

Upstairs there are two double bedrooms, both of generous proportions with high ceilings, with the bedroom to the front enjoying open views to Bothen Hill.

OUTSIDE

The rear garden is detached from the property, accessed via a path over the neighbouring garden. The garden is elevated, enjoying lovely views and there is scope for

redesigning and landscaping. To the front of the cottages is a garage with a parking space.

SERVICES

Mains electricity, water and drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.
Dorset Council 01305 251010.
Council tax band: C.
EPC: F.

SITUATION

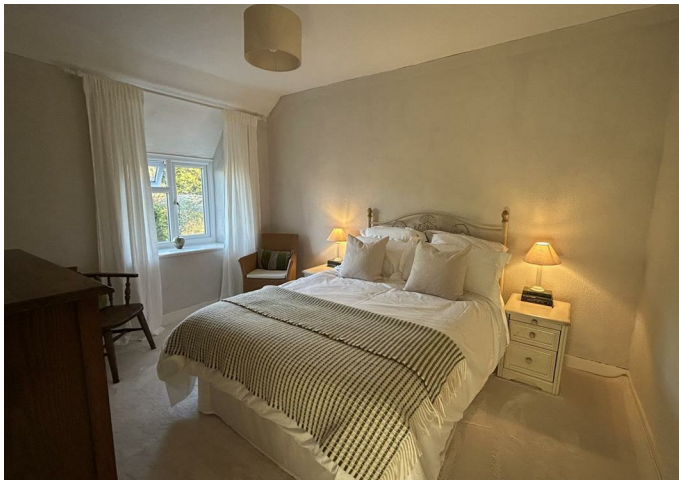
The cottage is situated at the top of the village of Bothenhampton, a quiet backwater with a village atmosphere but within close walking distance of Bridport town centre, shops and pubs. Bothenhampton has a church to its centre and an active Village Hall, while the vibrant former rope making town of Bridport provides an excellent range of cultural, recreational and shopping facilities. The World Heritage coastline lies nearby with West Bay being the nearest beach and the county town of Dorchester being within comfortable motoring distance to the east. Sporting, walking and riding opportunities abound within the area with many walks to be had from the village itself, sailing at Weymouth and golf at Bridport. Communication links are good with a main line station at Dorchester while road links along the A35 are joined nearby.

MATERIAL INFORMATION

The property benefits from a right of way over the path leading from the access road to the front door and a pathway along number 2's garden to reach its own garden at the rear. Please note that there is no central heating at the property. The neighbouring cottage is also available at a guide price of £325,000.

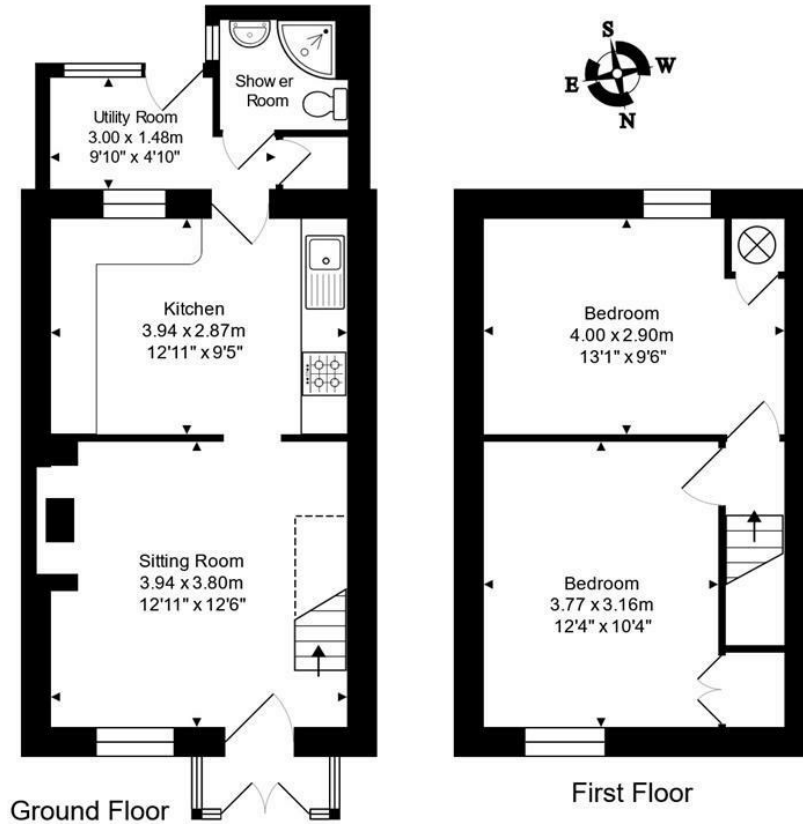
DIRECTIONS

What3Words///desiring.singled.boarded



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon score)	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement (highest carbon score)	G	34	85

England & Wales
EPC Directive
2002/91/EC



Total Area: 64.6 m² ... 695 ft²

Not to scale. Measurements are approximate and for guidance only.



Bridport/DME/031224



01308 422092

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT