



Symonds
& Sampson

Broadoak
Bridport, Dorset

Broadoak

Bridport
Dorset
DT6 5PY



- In need of refurbishment
- Potential to create a substantial detached home
 - Situated in a delightful rural location
 - Garage and parking



Guide Price £400,000

Freehold

Bridport Sales
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THE PROPERTY

This property started life as a two bedroom period cottage probably built in the 18th century. In the 20th century, the property was substantially enlarged to create a large detached property that takes full advantage of its rural position deep in the heart of the Dorset countryside. The property is in need of complete refurbishment but will make a tremendous family house once those works have been completed.

The accommodation briefly consists of two generously proportioned reception rooms either side of a kitchen and a bathroom on the ground floor, with five bedrooms and a shower room on the first floor. Character features include timbered ceilings, window seats, an inglenook fireplace complete with bread oven and a thatched roof. Two thirds of the property are double glazed - the extended parts - with the remaining third being equipped with traditional fenestration. The property has electric heating and septic tank drainage.

OUTSIDE

On the west side of the property there is a courtyard with steps up to a garage and parking beyond. On the east side

of the house, the garden stretches quite a way down to the next cottage and is for the most part laid to lawn punctuated by some mature trees. Within the garden there is a well, an ornamental pond, a hard-standing for a shed and the septic tank drainage.

SERVICES

Mains electricity and water. Electric heating. Private septic tank drainage.

Broadband speed: Standard broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

LOCAL AUTHORITY

Dorset Council 01305 251010.

Council tax band: D.

SITUATION

The hamlet of Broadoak has a variety of period properties and is situated approximately 4 miles to the north-west of Bridport and close to the delightful Marshwood Vale, all situated in an area of Outstanding Natural Beauty.

Bridport is a busy, active market town and popular holiday area, where street markets are held twice weekly. The

town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.



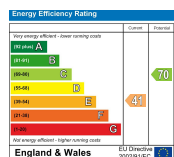
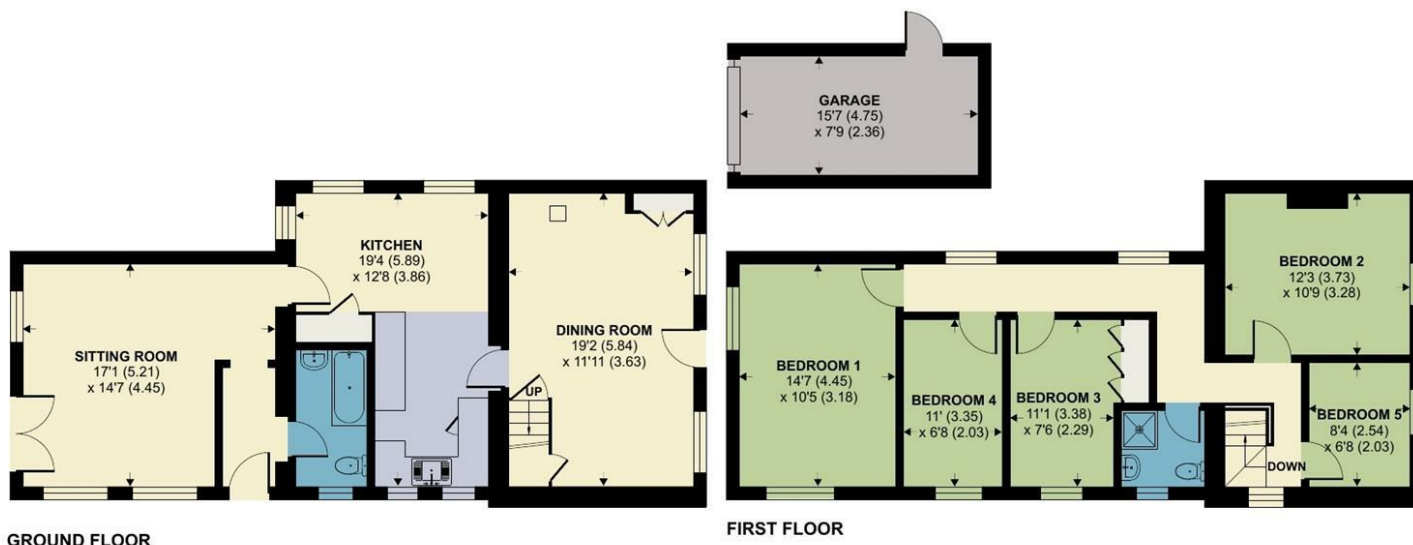
Grape Vine Cottage, Broadoak, Bridport

Approximate Area = 1475 sq ft / 137 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1142112



Bridport/SVA/rev061224



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