

A traditional stone house with a thatched roof, featuring several white-framed windows and a dark door. The house is built with light-colored stone and has a steeply pitched roof covered in thick thatch. There are three chimneys visible on the roof. The house is situated on a street with a green road surface. In the background, there are rolling green hills under a blue sky with white clouds. A stone wall and some bare trees are in the foreground.

Symonds
& Sampson

Loders, Bridport,

Loders Bridport DT6 3SA



- Thatched four bedroom period house
- Grade II listed in sought after village
 - Secluded garden
- Short drive to Bridport and the beach at West Bay
 - Walking distance to the village pub



Offers In Excess Of £325,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Waynflete is all about position and character. The property sits to the centre of one of West Dorset's most picturesque villages, deep in the Dorset countryside with a pub to its centre; yet within a short drive of Bridport and the beach at West Bay. In terms of character, being of historic and architectural interest Grade II, it has all the character one would expect of a property of this age with exposed timber ceilings, a lovely open fireplace, painted stone walls and window seats, to name but a few features. The property is conventionally arranged with a sitting/dining room running the width of the property to the front, with the sitting area to one end focused on an open fireplace fitted with a jet master fireplace and a dining room to the other. Behind the sitting/dining room is a kitchen that is equipped with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include an electric double oven, a ceramic hob, a washing machine, a dishwasher and a fridge freezer. To one side, a door leads through to a bathroom with an electric shower over the bath, beyond which there is a separate WC. The kitchen, bathroom and WC are all laid to an attractive yet practical ceramic tile. The bedrooms above are set out over two floors with two larger bedrooms being on the first floor each with a built-in wardrobe and two smaller bedrooms on the second floor.

The property is in excellent decorative order throughout, has electric heating and mains drainage.

OUTSIDE

To the rear, a paved terrace runs the width of the property, with to one side a useful garden shed and to the other a small workshop. The garden is terraced with the terraces laid to lawn, edged on one side by herbaceous and shrub planting and steps up to the largest area of paved terrace that makes an ideal sitting/entertaining area during the summer months. There is a small terrace just above this area which is ideal for barbecuing. The garden is secluded and enclosed by substantial well maintained timber fencing.

SITUATION

Loders is a particularly attractive, sought-after village, to the Northeast of the former rope-making town of Bridport. The village has a public house to its centre with numerous walks to be had from the village itself and the Jurassic coast just a short drive away at West Bay. Bridport itself is a thriving town with markets held on Wednesdays and Saturdays and has a wide variety of shops, public houses and restaurants. The county town of Dorchester lies a comfortable motoring distance away to the east providing with Bridport a range of cultural, recreational and shopping facilities. Sporting, walking and horse riding opportunities abound within the

area, and there is a choice of primary and secondary schooling.

SERVICES

Mains electricity, water and drainage
Electric heating
Broadband - Superfast broadband is available.
Mobile phone coverage is good both indoors and outdoors.

LOCAL AUTHORITY

Dorset Council - 01305 251010

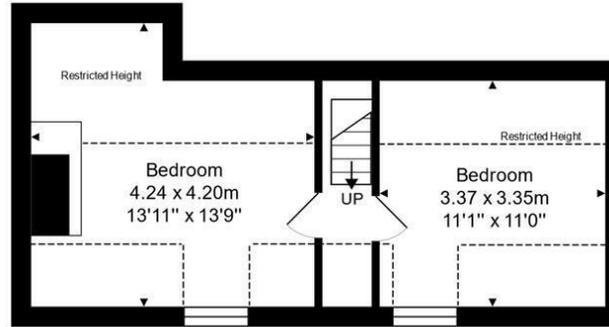
Council Tax Band: D
EPC: Exempt



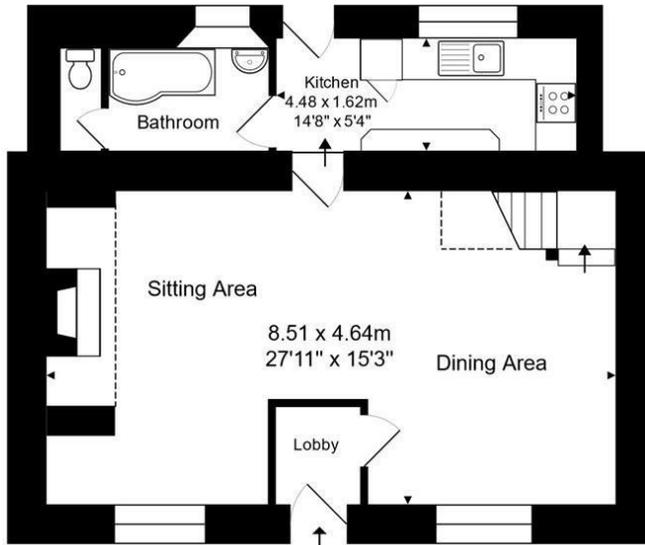


Total Area: 123.8 m² ... 1332 ft²

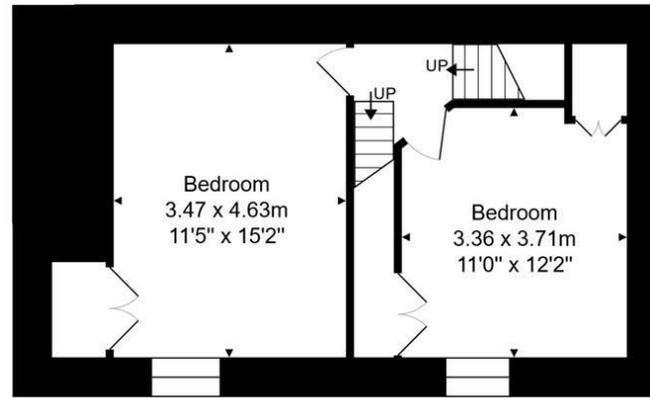
Not to scale. Measurements are approximate and for guidance only.



Second Floor



Ground Floor



First Floor



Bridport/DM/140225/REV



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