



Symonds
& Sampson

Brook Street

Shipton Gorge, Bridport, Dorset

Brook Street

Shipton Gorge
Bridport
Dorset DT6 4NA

Handsome double fronted three bedroom cottage, with a wealth of character and a garden with lovely views over local countryside.



- Character cottage
- Country views
- Outstanding condition
 - No chain

Guide Price £450,000

Freehold

Bridport Sales
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THE DWELLING

On the face of 1 Rose Cottage is a traditional stone cottage built in the 19th century as a farm workers abode. On closer inspection however it is so much more. Not only have the character features of the property been retained however much of the fabric of the property has been renewed in recent years to include a new roof, the electrics, the bathroom and the kitchen bringing this property firmly into the 21st century. Add an attractive garden with views, a good village with a public house to its centre, some outstanding local walks and its proximity to the beach and you have the ingredients for the perfect country property.

ACCOMMODATION

The main living accommodation stretches across the full width of the house with a sitting room area to one side of the front door and a dining area to the other with a fireplace equipped with a woodburning style gas stove and space for a substantial dining table. To the rear of the property there is a beautifully reworked contemporary kitchen equipped with a range of floor and wall mounted units and cupboards with integral appliances that include a dishwasher, a tumble dryer and a washing machine with space for a gas and electric range cooker and a fridge freezer.

Upstairs there are three good bedrooms served by a reconfigured contemporary bathroom with a shower over the bath and a second separate WC. The property is in outstanding decorative order throughout and has gas fired central heating.

OUTSIDE

The rear of the property steps lead up to a series of terraces each with its own character. Nearest the house there is an attractive paved terrace which makes an ideal entertaining area during the summer months with further areas of lawn edged by mature herbaceous and shrub planting. At the very top there is both a seating area from which to look down over the village and over local countryside and a useful timber garden shed.

SITUATION

The property lies in of the popular village of Shipton Gorge, which is part of the Bride Valley villages. The village has an active community with pub, church, village hall, village society, walking group etc. Shipton Gorge is just a couple of miles from the World Heritage Site Jurassic coastline and beaches at Burton Bradstock and West Bay. Nearby Bridport has a history of rope-making and offers 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 and communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Word///bids.scarecrow.dial

SERVICES

Main water, electric and drainage. Gas fire and central heating.

Broadband - Superfast speed available

Mobile - You are very limited to get mobile coverage inside and likely outside

Council Tax Band: D (Dorset Council - 01305 251010)

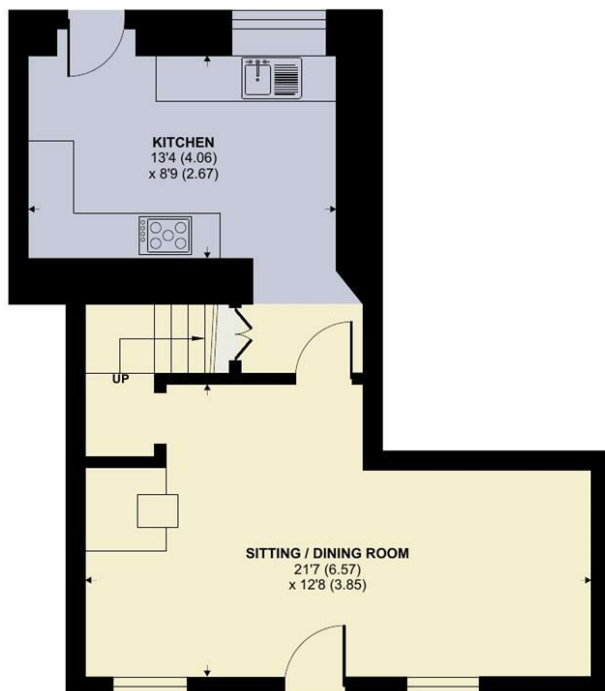


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Brook Street, Shipton Gorge, Bridport

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1243656



Bridport/SA/12022025



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