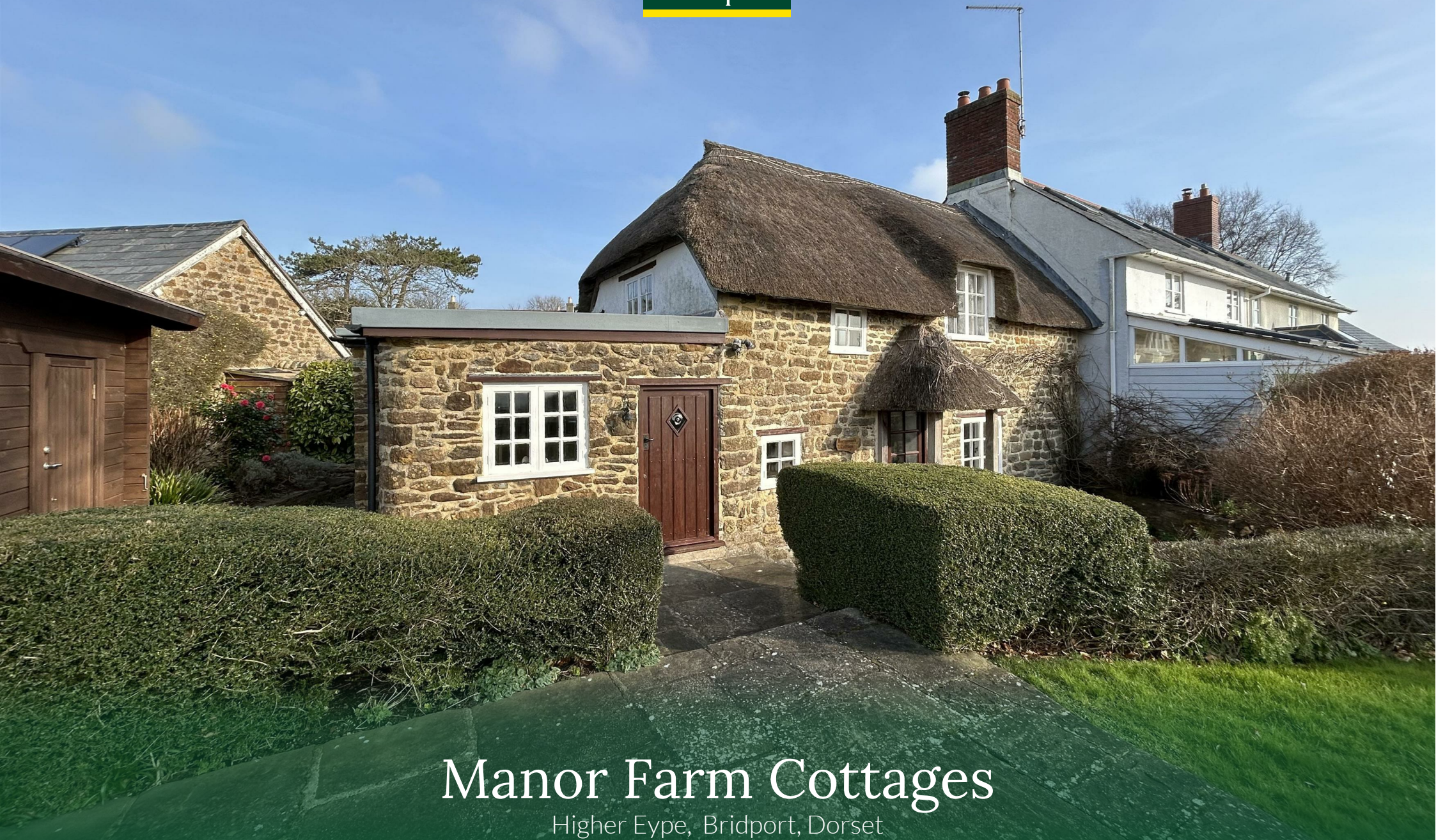


Symonds
& Sampson



Manor Farm Cottages

Higher Eype, Bridport, Dorset

Manor Farm Cottages

Higher Eype
Bridport
DT6 6AT

A unique opportunity to purchase a well-presented Grade II Listed cottage in the incredibly popular area of Higher Eype, boasting off-road parking, a garage, a south facing garden and sea views.



- Wonderful sea and country views
 - Character cottage
 - Garage and driveway
 - South facing garden

Guide Price £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This two-bedroom character cottage is situated in the popular location of Higher Eype, enjoying wonderful views towards the sea. The cottage has been sympathetically renovated over the years, incorporating all the modern conveniences one would expect in this day and age with original character features.

ACCOMMODATION

The living room has a focal point of a fireplace equipped with a woodburning stove, bread oven, exposed wooden beams and a window seat overlooking the garden to the countryside beyond. An inner lobby is currently used as a study, with a bathroom off here comprising of a bath with shower over, wc and sink. The kitchen is fitted with a comprehensive range of wall and base units with an electric oven and gas hob and an integrated washing machine. The ground floor is fully tiled throughout providing continuity, with exposed stonework which feature throughout the property.

Upstairs, a landing provides access to a separate wc and the two generous double bedrooms enjoying views over the garden to the surrounding countryside.

OUTSIDE

The property benefits from an attractive well-kept garden with sea views. The garden is predominately laid to lawn with an array of planted borders and flowers, with a patio area adjoining the property. There is a large summer house and a shed to the rear. To the front of the property, there is a driveway which is currently being purchased and will be in the ownership of the property, allowing for parking for several cars and providing access to a generous garage.

SERVICES

Mains gas, electric and water. Private drainage to a shared sewerage treatment plant.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and good outdoors. (<https://www.ofcom.org.uk>)

Dorset Council 01305 251010.

Council tax band: D.

SITUATION

The property is situated in the hamlet of Higher Eype, close to the village of Eype itself. Eype is a small village to the South West of Bridport with attractive cottages and houses, a hotel and a public house and access to the South West Coast Path and the beach. Nearby Bridport is a bustling market town with a history of rope-making and is

close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay is a walk along the coast, with its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports, golf and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

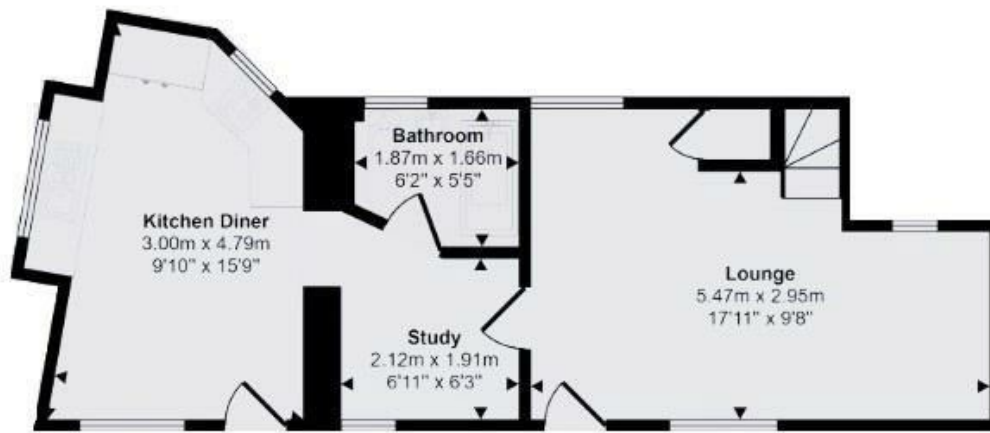
What3Words///gracing.hillsides.reinforce

MATERIAL INFORMATION

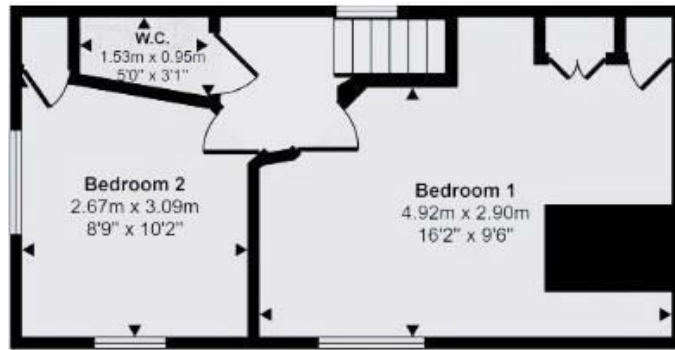
The sewerage treatment plant is a Clearwater 9 person system installed in March 2021. This system was paid for by all properties and an annual contract is in place with a contribution of £36.25.

Looking at the property from the driveway, the neighbour to the left-hand side has a right of access to their rear garden through a gate in this property's garden. This right of access has historically only been used for gardening purposes as the neighbouring property has their own front door from the shared driveway.





Ground Floor



First Floor



Bridport/DME/180225



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