

A traditional stone cottage with a thatched roof and a thatched entrance canopy. The house is built of light-colored stone with white window frames and a dark door. A chimney is visible on the roof. The background shows a cloudy sky and a stone wall.

Symonds
& Sampson

Grove Road

Burton Bradstock, Bridport

Grove Road

Burton Bradstock
Bridport
DT6 4QT

A beautifully presented cottage situated in the heart of the popular coastal village of Burton Bradstock.



- Thatched roof
- Coastal village location
- Good size garden
- Walking distance to beach

Guide Price £415,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This two bedroom cottage is situated within the highly sought after location of Grove Road, within easy reach of the village amenities and Hive Beach on the Jurassic Coast. The cottage has two double bedrooms, open plan living accommodation, a delightful south facing garden and all the character features one would expect from a property of this age. The cottage is currently used as a holiday let but would suit as either a main home or second home and is offered for sale with no onward chain.

ACCOMMODATION

The open plan living space has a sitting/dining room to the front, with a fireplace with a stone surround and equipped with an electric fire as its focal point. A beamed arch opens into the kitchen, allowing for natural light to flow through the downstairs accommodation. The kitchen is fitted with a comprehensive range of wall and base units, with an integrated electric oven and hob with space for under counter appliances. A stable door opens onto the rear garden. The contemporary shower room is adjacent and is fitted with a white suite comprising a walk-in shower, wc and sink.

On the first floor are two generously proportioned double bedrooms. The principal bedroom has a double aspect and is currently organised as a twin room. The second bedroom

overlooks the pretty rear garden and has a useful over stairs cupboard.

OUTSIDE

The rear garden features a patio terrace adjoining the kitchen, with a pathway to the side providing rear access. Beyond here is an area of lawn with mature borders planted with a mixture of mature shrubs and flowers with two fruit trees. There is no official parking with the property, but there is a small lay-by to the side where there is space for parking.

SITUATION

The coastal village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset. Nearby Bridport is a bustling market town, with 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. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

DIRECTIONS

What3Words///hound.skip.fiction

SERVICES

Mains water, electric, and drainage. Gas fired heating.

Broadband - Superfast speed is available

Mobile - Indoor coverage is very limited but outdoor is very good.

Dorset Council (01305 251010) -

www.dorsetcouncil.gov.uk

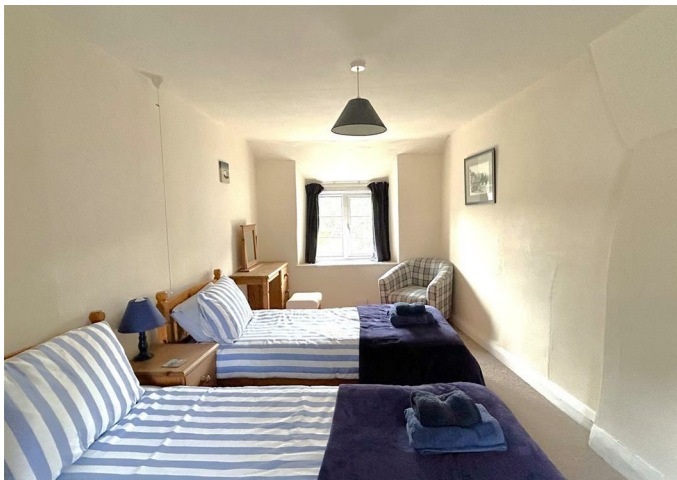
This property is currently business rated as it is run as a self-catering holiday unit.

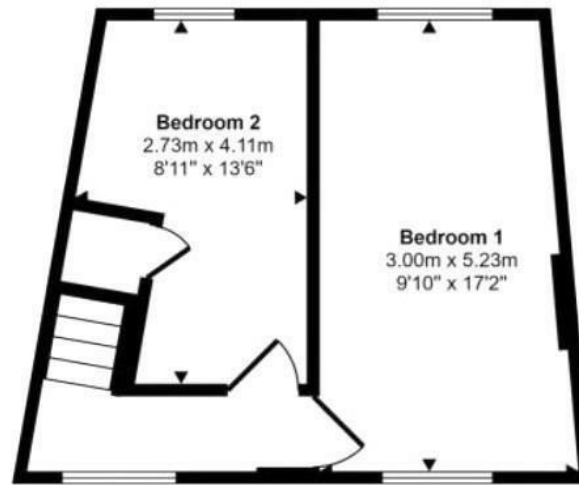
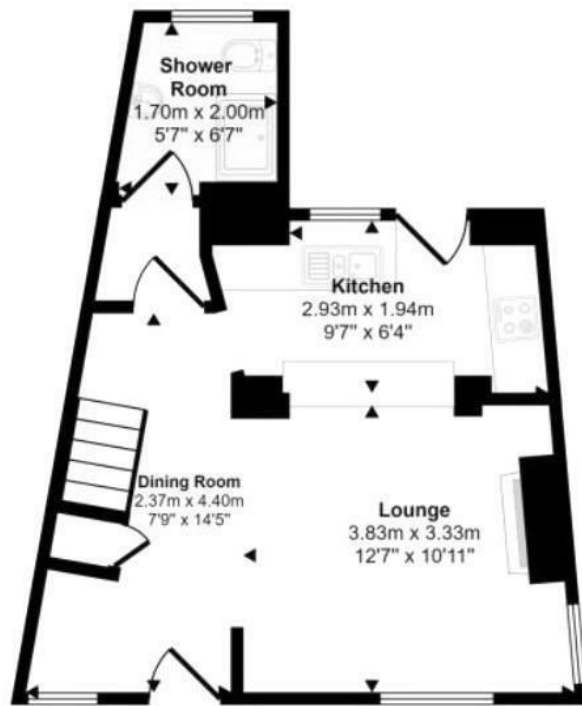
The previous council tax band was a D (2011).

MATERIAL INFORMATION

The front of the property was rethatched in 2025. The rear thatch has another 10 plus years.

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their 20 years of residence and are willing to provide statutory declaration for their ownership.





This floorplan is only for illustrative purposes and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Bridport/DM/18032025



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
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 or 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