



Symonds
& Sampson

Churchayes

Churchayes, Bothenhampton, Bridport

Churchayes

Bothenhampton

Bridport

DT6 4BS

A charming two bedroom cottage situated in the popular village of Bothenhampton with stunning countryside views.



- Peaceful village location
- Uninterrupted country views
 - Character cottage
 - Garden
 - No onward chain

Guide Price £310,000

Freehold

Bridport Sales
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THE DWELLING

A beautifully presented two bedroom cottage, situated on the edge of Bothenhampton village taking in lovely views over the surrounding countryside. The cottage has an abundance of character features which have been sympathetically blended with modern conveniences, creating a cosy home filled with charm.

ACCOMMODATION

The kitchen is accessed by a stable door, and overlooks the front garden towards Bothen Hill. The kitchen is fitted with a comprehensive range of wall and base units and a Belfast sink, with space for white goods. The living/dining room has a focal point of a fireplace with an open fire, and a charming corner seat to one alcove creates a lovely dining area. There is also a large under stair storage space. The family bathroom is also on the ground floor, and has been tastefully decorated with painted wooden panelling and is fitted with a white suite.

Upstairs there are two bedrooms, the principal of which being dual aspect, with stunning countryside views in both directions. The second bedroom is a single, and could be utilised as a home office if required. The property is currently run as a successful furnished holiday let.

OUTSIDE

The cottage benefits from a garden to the front, which is predominantly laid to lawn with planted borders and a useful storage shed. The garden has a wonderful outlook up to Bothen Hill. There is potential to install parking subject to relevant permissions.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.
Dorset Council 01305 251010.
Council tax band: Exempt (previously a B).
EPC: D.

SITUATION

The cottage is situated at the top of the village of Bothenhampton, a quiet backwater with a village atmosphere but within close walking distance of Bridport town centre, shops and pubs. Bothenhampton has a church to its centre and an active Village Hall, while the vibrant former rope making town of Bridport provides an excellent range of cultural, recreational and shopping facilities. The World Heritage coastline lies nearby with West Bay being

the nearest beach and the county town of Dorchester being within comfortable motoring distance to the east. Sporting, walking and riding opportunities abound within the area with many walks to be had from the village itself, sailing at Weymouth and golf at Bridport. Communication links are good with a main line station at Dorchester while road links along the A35 are joined nearby.

MATERIAL INFORMATION

The property benefits from a right of way over the path leading from the access road to the front door. There is a covenant in place to allow one car to park on the access track.

The neighbouring cottage is also available at a guide price of £290,000.

DIRECTIONS

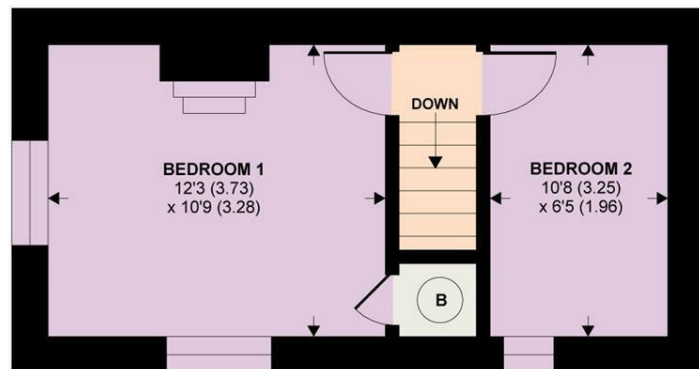
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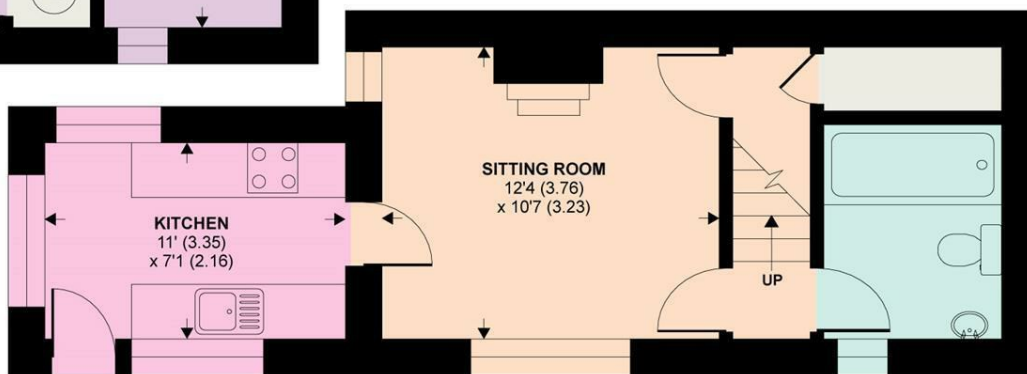
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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APPROX. GROSS INTERNAL FLOOR AREA 568 SQ FT 52.8 SQ METRES



FIRST FLOOR



GROUND FLOOR



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Bridport/DME/21032025REV



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