



Symonds
& Sampson

Centre Cottages

Wootton Fitzpaine, Bridport, Dorset

Centre Cottages

Wootton Fitzpaine

Bridport

Dorset DT6 6NB

Charming two bedroom village house in need of refurbishment but with huge potential, a large garden and lovely views.



- Huge potential
 - Garage
- Two outbuildings
- Rural village location

Guide Price £375,000

Freehold

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THE DWELLING

Number 1 centre cottages is believed to have been built in the mid 20th century and lies to the centre of the rural village of Wootton Fitzpaine deep in the Dorset countryside. The house was acquired from the Pass Estate many years ago and is in working order however is now in need of reorganisation and refurbishment to bring it firmly into the 21st-century.

ACCOMMODATION

On the ground floor there is a sitting room one side of the hall and a dining room to the other with the sitting room having a focal point of a fireplace. The dining room leads through to the kitchen that is equipped with a comprehensive range of floor and wall mounted units and cupboards with a breakfast bar to its centre, a Rayburn to one corner and an integral ceramic hob and double electric oven. Stretching across the rear of the property there is a good garden room which looks out over the gardens behind with three sets of sliding double doors while to one side there is a useful utility cupboard. In addition downstairs there is a bathroom equipped with a bath and a shower and a separate WC while upstairs there are two good bedrooms. The property has electric heating supplemented by an oil fired Rayburn and is double glazed.

OUTSIDE

To the front of the property there are pretty areas of herbaceous planting either side of the front door beyond which there is an area of lawn edged by an attractive stone wall. The rear gardens are a particular feature of the property with an extensive area of paved terrace that makes an excellent outside entertaining area during the summer months. Beyond the paving there is a second area of garden laid to lawn edged by herbaceous and shrub planting with a vegetable patch, a compost heap, a greenhouse and a garden shed to the end.

Beside the paved area by the house there are two useful outhouses with one currently used as a workshop and the other as a studio. The studio is insulated and equipped with both light and power. There is parking to the front of the property while a short walk away there is a garage in a block equipped with an up and over door.

SITUATION

The property is situated in the rural village of Wootton Fitzpaine, in the Marshwood Vale and just a few miles from the coast. The larger village of Charmouth is a short distance away, and has a number of good shops, public houses and restaurants to its centre and beaches with opportunities for fossil hunting, bathing and coastal walks. Charmouth lies midway between the former rope-making

town of Bridport to the East and the Devon carpet making town of Axminster to the West. Bridport is a bustling market town, which has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Walking, water sports 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:///scribble.folks.unusable

SERVICES

Mains water and electric. Private shared drainage between 6 properties in total. Electric heating supplemented by an oil fired Rayburn.

Broadband - Ultrafast speed available

Mobile - Indoor coverage is very limited and outdoor is likely

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(79-100) A		
(69-78) B		
(55-68) C		
(45-54) D		
(35-44) E		
(21-34) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wootton Fitzpaine, Bridport

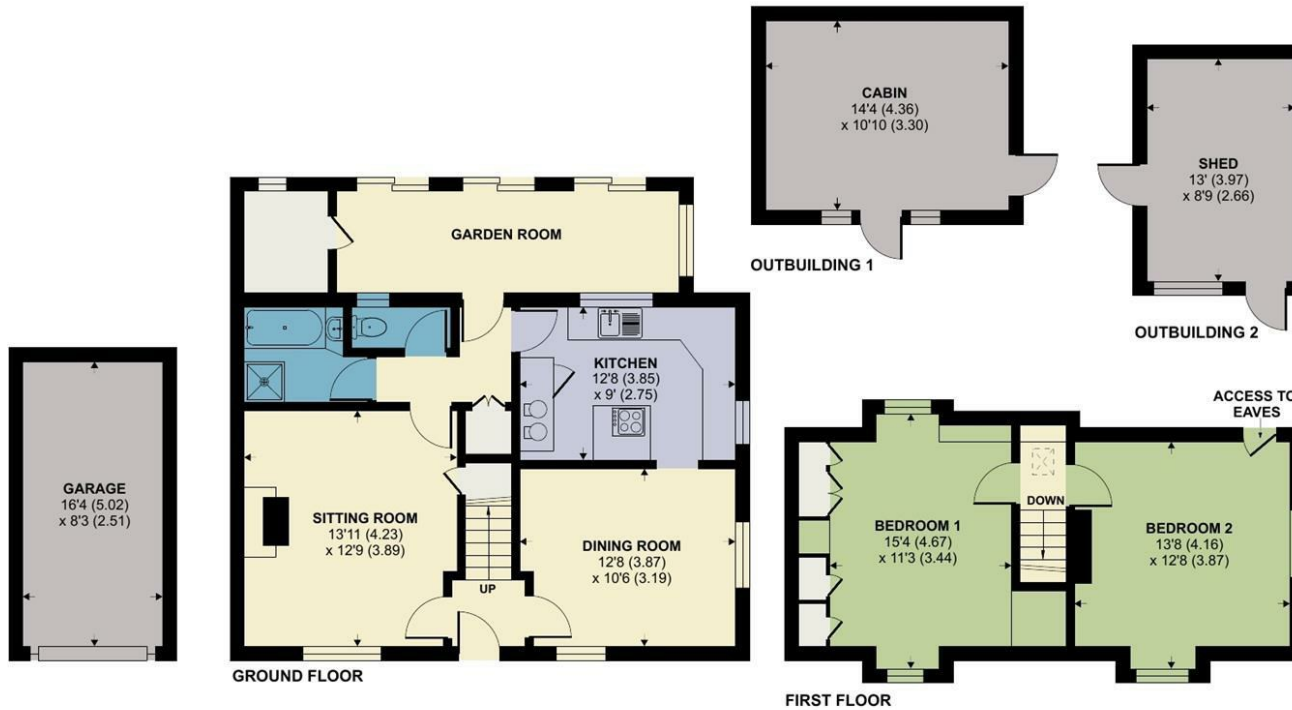
Approximate Area = 1122 sq ft / 104.2 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuildings = 273 sq ft / 25.3 sq m

Total = 1531 sq ft / 142.2 sq m

For identification only - Not to scale



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: 1262885



Bridport/SA/19032025



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