

Symonds
& Sampson

Symonds
& Sampson

01308 422092

FOR SALE

Hibernia
Cottage

North Allington
Bridport, Dorset

North Allington

Bridport
Dorset
DT6 5ED

Detached three bedroom house with parking and a garden situated on the edge of Bridport town.



- Walking distance to town
 - Off-road parking
- Reasonable size rooms
 - No chain

Guide Price £350,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This detached home is situated within easy reach of Bridport and is set back from the road. The property boasts spacious accommodation with three double bedrooms and benefits from parking and a garden.

ACCOMMODATION

The front door opens into a spacious entrance hallway which runs the full depth of the house with plenty of space for storage. The living room is to the front, with a fireplace equipped with a wood burning stove as its focal point. The kitchen/dining room is to the rear, and is fitted with a comprehensive range of wall and base units with space for appliances. The dining area has a focal point of a fireplace and a large under stairs cupboard. A useful utility area is off here with a cloakroom.

Upstairs there are three double bedrooms served by a family bathroom fitted with a white suite comprising a bath with shower over, wc and sink.

OUTSIDE

To the front is a driveway providing parking. The rear garden is designed for ease of maintenance with a patio area adjoining the house, an area of artificial lawn and a large shed providing useful storage

SITUATION

This property is located at the bottom of Allington Hill which is part of the Woodland Trust and provides countryside walks over to Colmers Hill with picturesque views. A short walk into Bridport, which is a bustling and vibrant market town and 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. 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 primary and secondary schooling 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:///frame.immediate.stages](https://www.what3words.com/frame.immediate.stages)

SERVICES

Mains water, electric, heating and drainage.

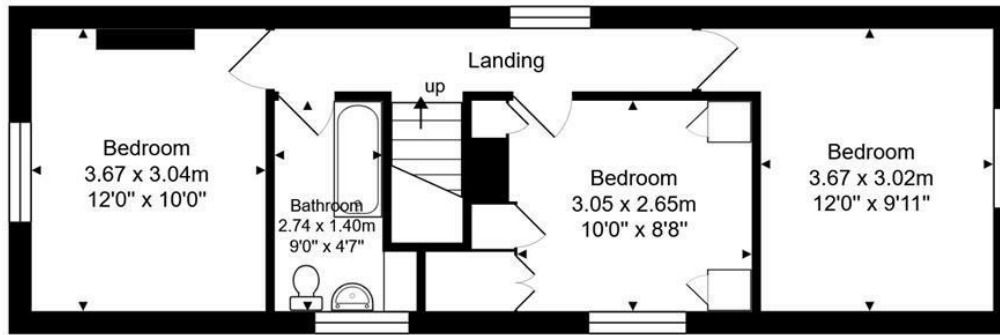
Broadband - Superfast speed is available

Mobile - Indoors coverage is very limited and very good outdoors

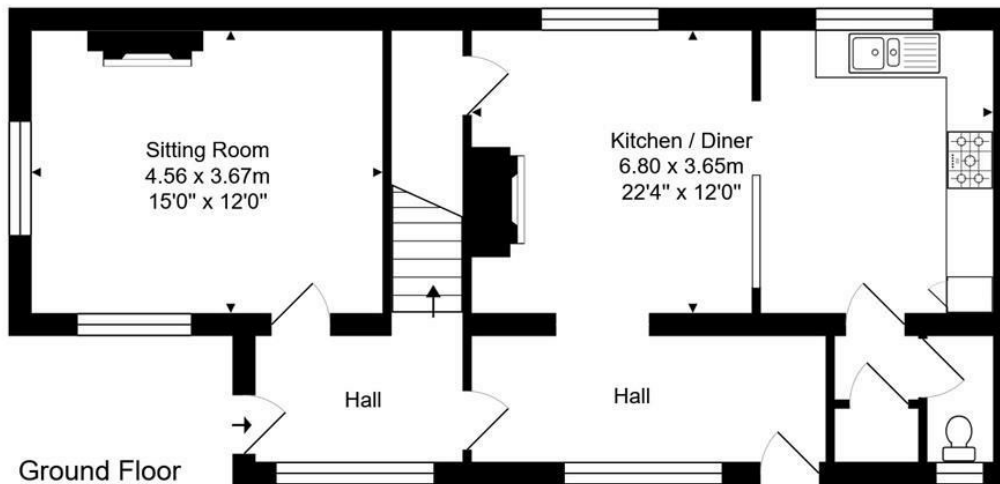
<https://checker.ofcom.org.uk/>

Council Tax Band: D (Dorset Council - 01305 421010)
EPC: D

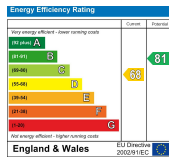




First Floor



Ground Floor



Total Area: 110.3 m² ... 1188 ft²

Not to scale. Measurements are approximate and for guidance only.



Bridport/DM/17052025REV



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