

Symonds
& Sampson

Symonds
& Sampson
01308 422092
FOR SALE

38

North Allington
Bridport, Dorset

North Allington

Bridport

Dorset

DT6 5DY

A Grade II Listed three bedroom former ropemaker's cottage situated close to the centre of Bridport town with a lovely rear garden.



- No onward chain
- Open plan living space
- Two/three bedrooms
- Close to town centre

Guide Price £250,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This Grade II Listed character cottage is situated close to the centre of Bridport town, and offers bright and spacious accommodation arranged over three floors. The property has attractive character features one would expect of a property of this age, including deep window sills and window seats, feature fireplaces and exposed floorboards.

A useful inner porch opens into the open plan living/dining room. There is space to accommodate a sitting area and a dining area, with a focal point of a feature fireplace equipped with a woodburning stove. The kitchen is to the rear and is fitted with a comprehensive range of wall and base units, with an integrated electric oven and gas hob, under counter fridge and slimline dishwasher. A rear porch opens onto the shared pathway providing rear access to the cottage and to the garden.

Stairs rise to the first floor to two of the bedrooms, with the principal to the front benefitting from built-in wardrobes and a feature fireplace. The family bathroom is equipped with a white suite comprising a bath with shower over, wc, sink and a large airing cupboard. Further stairs lead to the attic bedroom, a generous double with eaves storage and views over the rooftops to Coneygar Hill.

OUTSIDE

The generous rear garden is a further feature of the cottage, found along a short footpath and opens into a pretty private rear garden, with a gravelled area to one end and an area of lawn with an established planted border and a concrete shed with electrical supply. There is the potential to create a studio or home office in the garden, subject to any necessary consents. There are pretty views over the rooftops towards Allington Hill from the garden.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is mostly good both indoors and out.

LOCAL AUTHORITY

Dorset Council 01305 251010.

Council Tax Band: B.

SITUATION

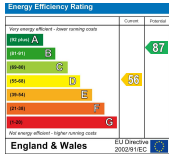
The property lies on the North Western edge of the town, within easy distance of all the amenities. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World

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. 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.

AGENT NOTE

The vendor informs us there is a very small flying freehold over the side access.





2ND FLOOR
APPROX. FLOOR AREA 159 SQ. FT. (14.8 SQ. M.)

TOTAL APPROX. FLOOR AREA 834 SQ. FT. (77.5 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 02015.



Bri/DM/07042025REV



01308 422092

bridport@symondsandsampson.co.uk
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