



Symonds
& Sampson

Chideock
Bridport, Dorset

Chideock

Bridport
Dorset DT6 6JN

Handsome attached Grade II listed 3/4 bedroom detached house in outstanding condition with parking and all just a short walk to the beach, two pubs and a shop.



- Grade II Listed
- Pub and shop within walking distance
- Private parking
- Short walk to beach

Guide Price £650,000

Freehold

Bridport Sales
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THE DWELLING

This property is perhaps the closest you will ever see to a 'new build' Grade II listed house. Although house has all the character features you would expect of an 18th-century property with a lovely thatched roof, timbered ceilings, an inglenook fireplace and wide double glazed windows (installed in 2001) reveal in the last six months the property has undergone a sympathetic but comprehensive programme of refurbishment and rejuvenation. Those works have included a rewire to include armoured cabling in the roof, replacement of the entire central heating system, the installation of a new kitchen, the replacement of both the ensuite shower room, the family bathroom, the secondary glazing, Lime plastering where required and the redecoration of the entire house. The result is a period property fit for the 21st century.

ACCOMMODATION

The ground floor has three principal reception areas. The sitting room/formal dining room has a sitting area arranged around a magnificent inglenook fireplace equipped with a woodburning stove at one end and a formal dining area to the other that has space for a substantial dining table. The hub of the house is of course the kitchen that has space for an every day farmhouse style dining table to its centre with a beautifully finished kitchen to the sides equipped with a comprehensive range of floor and wall mounted units and cupboards with silestone worksurfaces over and integral appliances that include an electric double oven, a ceramic hob and a dishwasher. Both rooms are laid to attractive practical limestone floors. Running along the rear of the property there is a lovely garden room with double doors out of the gardens behind off which there is both a cloak/shower room and a useful utility room.

Upstairs there are four good bedrooms one of which provides access to

the principal bedroom and could be used as a dressing room. The principal bedroom has its own ensuite shower room with the two remaining bedrooms sharing a family bathroom. The property is in an outstanding decorative order throughout, has secondary glazing in addition to the double glazing to the front of the property, has gas fired central heating and mains drainage .

OUTSIDE

On the East side of the property wrought iron gates lead through to substantial area of parking laid to tarmac and stone chippings providing space and turning for a number of vehicles. Beside the parking area there is a private rear garden, enclosed by a mixture of stone and timber fencing, that is for the most part laid to lawn and runs down to the Brook at the bottom of the garden. The bank of the Brook has been rebuilt last year per the Environment Agency's requirements and the property, although in a high risk flood area, has not flooded in living memory.

SITUATION

A short walk to the sea and forming part of the popular coastal village of Chideock. Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///dance.sculpting.alleyway

SERVICES

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

Broadband - Superfast speed available

Mobile - Inside coverage is good and is very good outside.

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

EPC: D

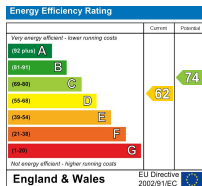
MATERIAL INFORMATION

According to the Government's long-term flood risk assessment, the area surrounding this property is classified as having:

- Very low risk of flooding from surface water, and
- High risk of flooding from rivers or the sea, which refers to a statistical likelihood of greater than a 3.3% chance of flooding per year, rather than an indication of past flood events.

The owners have lived at the property for 27 years and confirm that there has been no history of flooding during their ownership, nor was there any reported flooding during the tenure of the previous owners. The brook at the bottom of the garden has been reinforced, and the property has remained insured with the same insurer.





Chideock, Bridport

Approximate Area = 1939 sq ft / 180.1 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: 1267067



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