



Lake Lane

Bridport, Dorset

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Bridport
Dorset
DT6 4JY

Spacious beautifully presented four bedroom house with a large garden in a peaceful location a walk into Bridport town.



- Substantial flexible accommodation
- Peaceful location close to Bridport town
 - Beautifully tended gardens
 - Double and single garage
 - Gated driveway

Guide Price £550,000

Freehold

Bridport Sales
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THE DWELLING

This split level bungalow was built in the late 1980s and is all about space, position and setting. The accommodation was extended circa 2009 to create a spacious principal bedroom that gives a flexibility to the accommodation allowing the property either to be used as a four bedroom house with a large principal reception room or perhaps two or three bedrooms and two or three reception rooms. In terms of position it is ideally placed within walking distance of Bridport town in a peaceful location away from passing traffic. Lastly the setting is outstanding with beautifully tended gardens on both sides of the house with a stream running through it at the bottom giving it the sort of outside space that is so unusual to find in a town centre location.

ACCOMMODATION

The accommodation is arranged over two floors with the principal reception room currently having a sitting area to one end focused on a fireplace overlooking the front garden and a dining area to the other looking over the rear gardens with a sliding patio door onto a terrace. To the centre of the house there is a good kitchen with a comprehensive range of floor and wall mounted units and cupboards with work surfaces over and integral appliances that include an electric double oven and a gas hob. There is space for a fridge freezer, under counter fridge and a dishwasher. On the same floor there are three good bedrooms two of which are particularly spacious and could be used as further reception rooms served by both a family bathroom equipped with both a bath and a shower and a separate WC. On the lower ground floor there is a fourth bedroom and a utility room. In addition under the house

there is an undercroft which makes for useful dry storage. The property is in excellent decorative order throughout having been updated on a rolling basis, has gas fired central heating, 17 photovoltaic cells yielding £2,200 in 2024 and two hot water heating cells.

OUTSIDE

The gardens are a particular feature of the property and have been restored and improved during our clients tenure. To the front of the property imposing wrought iron gates give way to a substantial area of driveway laid to gravel that provide access to a double garage and a single garage. The double garage is equipped with an electric roller blind door, light and power behind which there is a useful workshop. Between the single garage and double garage there is a greenhouse and a potting area. Immediately in front of the property there is a paved terrace that makes good outside entertaining area during the summer months with to one side a large fruit cage with asparagus bed in front. Beyond there is the brook that has a bridge over leading to a office/summer house with lawns surrounding. To one side there is an orchard area planted with a good selection of fruit trees and beyond a fence to one side there is a further area of gravel punctuated by a number of mature trees. Behind the main house there are steps up to the second area of garden with two large vegetable beds and a second fruit cage. This area is for the most part laid to lawn and edged by mature herbaceous and shrub planting. Below there is a second paved terrace accessed from the sitting room and useful back porch. There is a wide variety of mature planting throughout the garden designed to give shape colour and form throughout the year.

SITUATION

The property lies in a quiet corner of a popular area of Bridport, equidistant from both the town centre and West Bay. There is also a nature reserve close by as well as many beautiful walks. 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

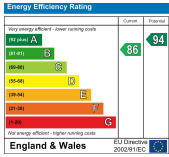
DIRECTIONS

What3words///astounded.clots.snapping

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. PV panels and solar hot water heating. Broadband: Superfast broadband is available. Mobile phone coverage: Network coverage is mostly limited indoors and good outdoors. We have been advised by the vendors that they have not experienced any issues with mobile coverage indoors. (<https://www.ofcom.org.uk>). Dorset Council - 01305 221000 Council Tax Band E





6 Lake Lane, Bridport

Approximate Area = 1339 sq ft / 124.3 sq m

Garages = 382 sq ft / 35.4 sq m

Outbuildings = 238 sq ft / 22.1 sq m

Total = 1959 sq ft / 181.9 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: 1279459



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