



Symonds
& Sampson

The Square

Nettlecombe, Dorset

The Square

Nettlecombe
Bridport
Dorset
DT6 3SP

A charming Grade II Listed three bedroom end of terrace cottage within a lovely rural hamlet nestled in the beautiful Dorset countryside.



- Character cottage in a peaceful location
 - Beautiful walks on the doorstep
 - 3 bedrooms
 - Rear garden
 - No chain

Offers In Excess Of £375,000
Freehold

Bridport Sales
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THE PROPERTY

The Square is a terrace of three that lies to the centre of the peaceful hamlet of Nettlecombe which is predominately made up of attractive period properties and a well renowned Public House. The property is believed to date back to the mid-19th Century and has handsome stone elevations under a slate roof. The internal layout has in recent years been reconfigured adapting the cottage for 21st Century living. The living spaces flow from the dining room with to one side the living room and in turn a study and the kitchen to the other.

The dining room centres around an Esse wood fired stove, which provides the central heating, with space for a table and chairs to its centre. Behind is the kitchen which is fitted with a range of custom made floor and wall mounted units complete with a butler sink. There is space for an electric oven, an under counter fridge, a washing machine and a dishwasher. The living room has an authentic cottage feel to it with flagstone floors. There is a study to the far end which makes an ideal home office and a downstairs cloak room behind the kitchen.

Upstairs are three bedrooms. The principal bedroom has an attractive feature fireplace, and with the second bedroom, is laid to stripped plank floors. The front facing bedrooms take full advantage of their easterly aspect with large windows that take in the morning sun. The bedrooms are

served by a family bathroom that is fitted with a free standing roll top bath alongside a separate shower.

OUTSIDE

A path to the rear of the property leads up to the gardens which are for the most part laid to lawn with two mature fruit trees to one side, enclosed by native hedging. To one corner is a useful garden shed with a pair of vegetable beds and a mixture of mature shrubs and plants.

SERVICES

Mains electricity is connected. Private water supply from the Mappercombe Estate.

The wood burning stove fires the central heating.

Broadband - Superfast broadband is available.

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

Dorset Council 01305 251010.

Council Tax Band C.

SITUATION

Nettlecombe is a small rural hamlet built up of stone houses that lies a short distance from the famous Ancient Roman Hill Fort, Eggardon Hill, and approximately five miles north east of the iconic market town of Bridport. The village has a popular Public House and many beautiful walks on the doorstep. A wide range of amenities are found in Bridport, which is a bustling and vibrant market town with a

history of rope making and which 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.

ACCOMMODATION

Living room 3.55 x 3.35m (11'7" x 10'11")

Dining Room 3.53 x 3.70m (11'7" x 12'1")

Kitchen 1.75 x 3.71m (5'8" x 12'2")

Study 2.50 x 2.48m (8'2" x 8'1")

Bedroom 3.45 x 3.99m (11'3" x 13'1")

Bedroom 3.13 x 3.57m (10'3" x 11'8")

Bedroom 2.47 x 2.47m (8'1" x 8'1")

MATERIAL INFORMATION

The parking space and log store to the left of the cottage does not belong to the house and is used on an informal agreement with the land owner. A letter will be available to confirm this use for the new owner. Option to buy additional land at the side of the house. The stone lean-to can be purchased - please contact the office for further information.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Bridport/DME/23042025REV



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