



Symonds
& Sampson

Slope Mill
Waytown, Bridport, Dorset

Slope Mill

Waytown
Bridport
DT6 5SH

A substantial five bedroom house situated in a peaceful rural location with wonderful country walks on the doorstep and within easy reach of the village public house.



- Beautifully presented throughout
 - Substantial home
- Delightful gardens and communal grounds
 - Double garage and parking

Guide Price £775,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

11 Slake Mill is a beautifully presented house with outstanding views over the wildflower meadow and parts of the original mill being visible. The house is with part of the 19th century flax mill which was transformed in 2004 into 12 beautifully appointed properties set in 5 acres of communal grounds. This property is situated in the prime location on the site overlooking the meadows, with countryside walks on the doorstep and boasting a double garage, south facing garden and solar panels.

ACCOMMODATION

The property is well presented throughout, with the hub of the home being the fantastic open plan living/dining room with triple height ceilings to one side creating a bright and spacious sociable space. An exposed brick chimney and fireplace equipped with a woodburning stove is the focal point of the room, with two sets of French doors onto the conservatory. The kitchen is to one side and is fitted with a range of wall and base units with granite worktops and an island with a breakfast bar. Integrated appliances include two electric ovens, induction hob, dishwasher and a combi microwave oven. Off here is a useful utility/boot room, with further fitted units and a stable door onto a covered terraced area. The entrance hall is beyond, with a cloakroom and a study/snug, with sliding doors onto the covered terrace. The conservatory is a delightful additional reception room, taking in the views over the garden and the meadows.

On the first floor, a spacious galleried landing provides a further seating space and built-in storage, plus access to four double bedrooms and the family bathroom. The principal bedroom is generously proportioned with a triple aspect taking in the best of the views and has an en-suite shower room. The second bedroom also has an en-suite shower room and an extensive range of built-in wardrobes.

On the second floor, there is a separate bedroom suite with a further reception room, bedroom and ensuite shower room ideal for guests or relatives.





The property benefits from a double garage with power, light and additional storage in the eaves, with two parking spaces in front. The property benefits from use of the communal gardens and grounds comprising of approximately 5 acres, including the wildflower meadows.

OUTSIDE

The gardens have been thoughtfully landscaped, with a raised terrace adjoining the conservatory overlooking the wildflower meadow. A separate covered seating area adjoins the utility room and study, providing a private oasis from which to enjoy the wonderful setting. There is a large

area of lawn interspersed with mature shrubs and flowers, with a cleverly screened utilities area for storing bins and housing the oil tank, with a useful shed. A series of terraces lead down to the mill stream, providing a further delightful seating area with a summer house. To one side, the original mill can be seen, with an excellent storage room situated beneath the house. This has been excavated by the current owners and is currently utilised as storage, but could be further developed to create a studio, home gym or cellar. A gravelled seating area adjoins here.



SITUATION

Waytown is a small hamlet a short distance from the larger village of Netherbury which is in a designated conservation area comprising mainly period stone houses and cottages for which the area is well known. It has a church and village hall and the 'Hare and Hounds' public house can be found in Waytown. Beaminster to the north offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. The market town of Bridport lies approximately 4 miles to the South. Bridport 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.

DIRECTIONS

What3words:///resources.snipe.timed

SERVICES

Mains water, electricity and drainage. Oil fired central heating. PV panels.

Broadband - Superfast broadband is available.
Mobile - Network coverage is limited indoors and mostly limited outdoors.

Council Tax Band: F (Dorset Council - 01305 421010)
EPC: C.

MATERIAL INFORMATION

The property has a 12th share of the communal grounds and therefore a one 12th liability for maintenance which amounts to £750 per annum for grass cutting etc.



Slape Mill, Waytown, Bridport

Approximate Area = 3303 sq ft / 306.8 sq m

Limited Use Area(s) = 200 sq ft / 18.5 sq m

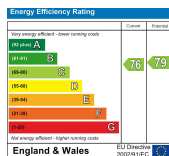
Garage = 385 sq ft / 35.7 sq m

Basement / Cellar = 426 sq ft / 39.5 sq m

Total = 4314 sq ft / 400.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1266533



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01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



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