

A two-story red brick cottage with a dark grey tiled roof. The front features a green door with a white frame and a small porch with a tiled roof. To the left of the door is a large white-framed window. Above the door is another white-framed window. A dark blue car is parked in the gravel driveway to the left of the house. The sky is blue with white clouds. A green banner with the text 'Symonds & Sampson' is in the top left corner.

Symonds
& Sampson

Bishop Farm Cottages

Higher Street, Bradpole, Dorset

Bishop Farm Cottages

Higher Street

Bradpole

Dorset DT6 3HZ

A three bedroom cottage with enormous charm and character.



- Peaceful village location
- Character cottage
 - Garden
 - Parking

Guide Price £425,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Piglets is believed to have been converted and extended from an agricultural building in the 1980s and is all about character and position. The exterior sets the scene with attractive brick elevations under a slate roof while the interior has generously proportioned rooms and timbered ceilings. The position is particularly attractive in the heart of Bradpole village yet within walking distance of both the town and a number of good shops. Add parking and a good sized garden and you have a very attractive proposition indeed.

ACCOMMODATION

On the ground floor there are two principal rooms with a sitting room to the front of the property centred on the fireplace equipped with a woodburning stove behind which there is a kitchen that looks over the rear garden. The kitchen is equipped with a comprehensive range of solid wood units and cupboards with wood work surfaces over with space to the centre for a substantial farmhouse style dining table. Upstairs there are three good bedrooms served by a family bathroom with a shower over the bath. In addition downstairs there is a useful utility/dog & boot room on the left-hand side of the property. The cottage has been decorated beautifully, has double glazing throughout and oil fired central heating.

OUTSIDE

To the front of the property there is a communal area of driveway laid to stone chippings with two parking spots within the curtilage of the cottage. To the rear there is a really attractive southerly facing garden that has a seating area nearest to the house that gives way to a lawn punctuated and edged by mature herbaceous and shrub planting. Beyond the formal area of garden a brick path leads through a delightful vegetable garden that has a series of raised beds and a greenhouse to one corner.

SERVICES

Mains electricity, water and drainage. Oil heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

<https://checker.ofcom.org.uk/>

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

EPC: E

SITUATION

The property is situated in the village of Bradpole, on the edge of the bustling and vibrant market town of Bridport, with countryside close at hand. Bridport has a history of ropemaking and is now a gateway to the Jurassic, World

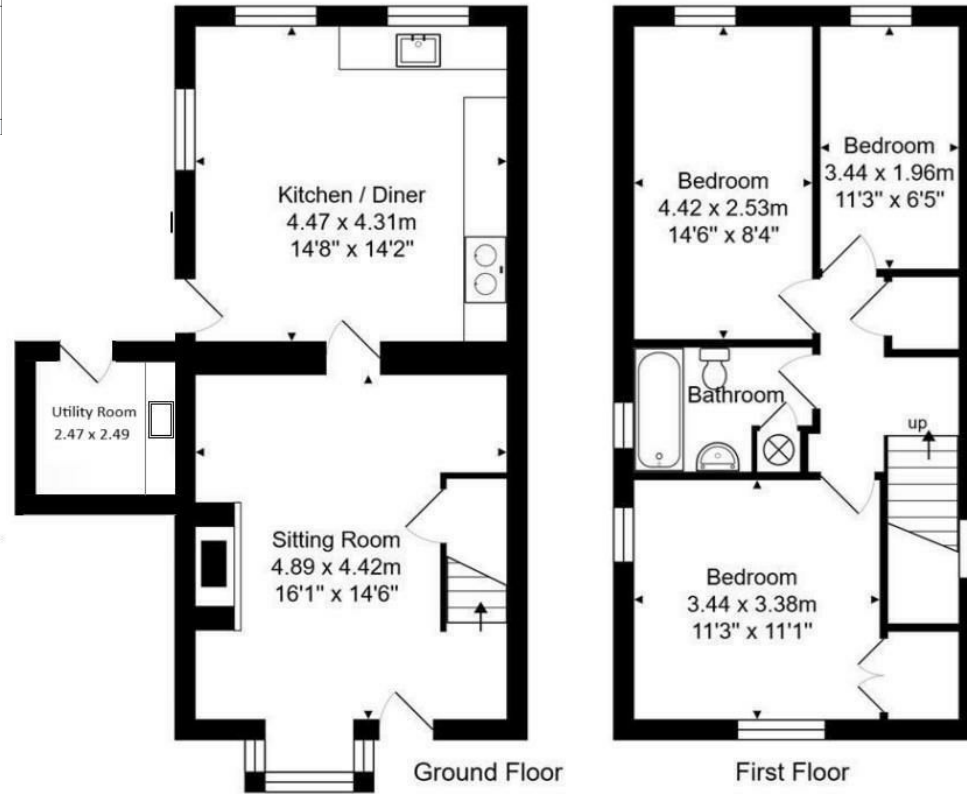
Heritage coastline at nearby West Bay It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water 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///limits.abundance.tram



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
100-120 kWh/m ² /year A	84
80-100 kWh/m ² /year B	
60-80 kWh/m ² /year C	
40-60 kWh/m ² /year D	42
20-40 kWh/m ² /year E	
10-20 kWh/m ² /year F	
0-10 kWh/m ² /year G	
Energy efficiency rating scale	
England & Wales	
EU Directive 2002/91/EC	



Total Area: 89.8 m² ... 966 ft²
 Not to scale. Measurements are approximate and for guidance only.



Bridport/SA/24042025



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