

Symonds  
& Sampson

Morcombelake  
Bridport, Dorset

# Morcombelake

Bridport

Dorset

DT6 6DW

Charming two bedroom character cottage with a delightful rear garden.



- No onward chain
- Walks to the coast and countryside from the doorstep
- Character features
- Delightful front and rear garden

Guide Price £260,000

Freehold

Bridport Sales  
01308 422092  
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## THE DWELLING

Understood to have been built in the 19th century with later additions, this two bedroom cottage is all about character and position. The cottage has all the charm one would expect with features including a flagstone floor, exposed ceiling timbers, brace and ledge doors and deep window sills, and benefits from not being listed. In terms of its position, it takes full advantage from the garden of views of the surrounding countryside towards Golden Cap and the sea and there are some excellent walks straight from the door.

## ACCOMMODATION

The accommodation is simply laid out with the principal living space being the sitting room that has a focal point of a brick fireplace equipped with an electric fire and a lovely flagstone floor, with a dining room and a kitchen off here. The kitchen is fitted with a comprehensive range of wall and base units with an integrated electric double oven and ceramic hob, with space for additional appliances. Beyond the kitchen is an inner hallway providing access to the garden and the family bathroom, which comprises a bath with a shower over, wc and sink. Upstairs there are two double bedrooms, both with built-in wardrobes with the second room also having eaves storage which houses the boiler.

## OUTSIDE

To the front of the cottage, steps lead down to the front door with an area of lawn to one side with a small shrub border running alongside the house. The rear gardens are a particular feature being south west facing, with a paved stone terrace immediately adjoining the cottage, with an area of lawn beyond with mature hedging to one side and a raised herbaceous border to the other and a vegetable patch to the rear. A rear gate provides access onto the road. From the gardens, views can be enjoyed over the surrounding National Trust managed farmland towards Golden Cap and the sea. There is no allocated parking with the property but nearby layby parking is available on a first come, first served basis.

## SERVICES

Mains electricity and water. Oil fired central heating.

Private drainage to a septic tank.

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: C.

## SITUATION

Morcombelake has a farm shop, church and village hall that hosts a variety of community activities. Nearby Whitchurch

has a pub, village hall and parish church. The market town of Bridport lies approximately 5 miles to the East. 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. 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, with many walks starting from the town itself. Communication links are good with road links along the A35 with regular buses and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

## MATERIAL INFORMATION

We have been advised that a parking space may be available to purchase immediately adjacent to the cottage by separate negotiation. The neighbouring cottage has a right of way over the front path for access. Some water emerged underneath the bathroom sink during exceptionally heavy rain in Dec 2023, through some holes which have now been blocked up. No issues have occurred since. Please contact the office for further information.

## DIRECTIONS

What3Words///presides.strategy.marmalade



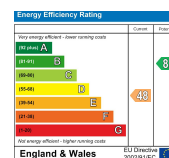
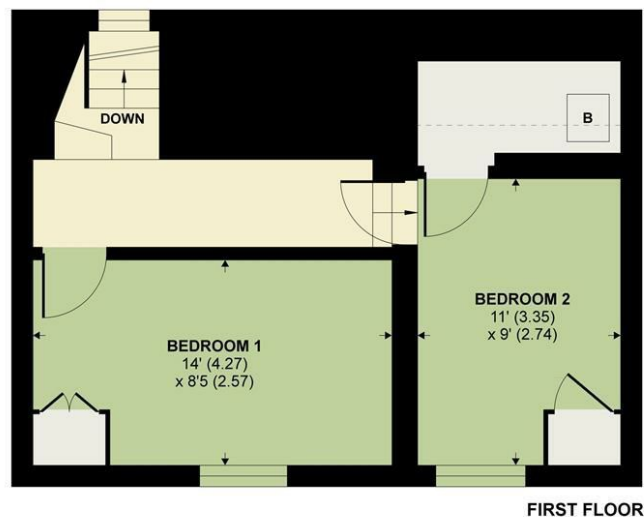
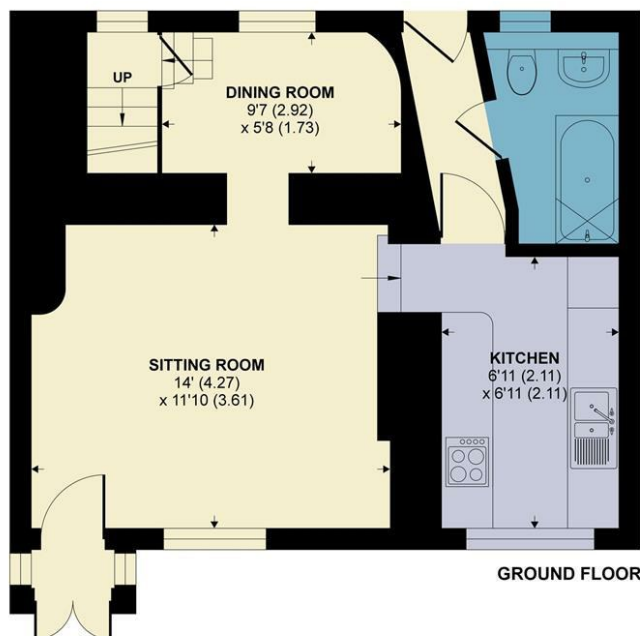


## Morcombelake, Bridport, DT6 6DW

Approximate Area = 735 sq ft / 68 sq m  
 Limited Use Area(s) = 104 sq ft / 10 sq m  
 Total = 839 sq ft / 78 sq m

For identification only - Not to scale

Denotes restricted  
head height



BRI/IRU/300425



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