

Symonds
& Sampson



Walditch
Bridport, Dorset

Walditch

Bridport,
Dorset
DT6 4LQ

A substantial Grade II Listed house with huge charm and a lovely private garden in the peaceful village of Walditch.



- Period property
- Popular village location close to Bridport
 - Character features
 - Driveway
- Delightful private garden
 - No onward chain

Guide Price £825,000

Freehold

Bridport Sales
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THE HOUSE

This house is a fine example of a Grade II Listed property that has been sympathetically modernised and thoughtfully extended, creating a wonderful home filled with character but with all the modern conveniences one would expect in this day and age. Understood to have formerly been two cottages in the late 17th century, the cottages were altered and combined in the 20th century with later additions, creating a substantial house with large spacious rooms and plenty of natural light. Add a private setting to the heart of this popular village and views over the delightful gardens from the principal rooms of the property, this house is a prize indeed.

ACCOMMODATION

The entrance hall sets the scene with flagstone floors and an exposed beam, contrasted by a contemporary timber screen that divides the hall from the dining room. The dining room has a large inglenook fireplace fitted with a woodburning stove, with the frame of a former bread oven being visible and deep windowsills which are a common feature throughout the property. The living room is generously proportioned, with a fireplace providing a focal point equipped with a woodburning stove, with an arched alcove and fitted shelves to one side. To one side, a door leads through to an occasional bedroom that could be utilised as a home office or additional reception room if required, that flows through to an ensuite bathroom. The kitchen/breakfast room is to the rear, a later addition to the property, with half-vaulted ceilings and Velux windows, flooding the accommodation with natural light. The handmade kitchen is fitted with wooden base and wall units, with an integrated electric oven and gas hob and space for further appliances. There is space for an everyday dining table with double doors opening onto the garden. Excellent storage is provided throughout, with a useful utility room and boot room accessed off the rear hall, and an under stairs cupboard in the entrance hall.

Upstairs are three double bedrooms, the principal of which is the largest and is equipped with fitted wardrobes. The bedrooms are served by two family bathrooms, one with a separate shower. There is an airing cupboard on the spacious landing, which also provides access to the loft space that runs the full width of the house and provides excellent storage.





OUTSIDE

The gardens frame the cottage and are well established and thoughtfully landscaped, with a mature hedge boundary creating privacy throughout. Within the garden, there are a number of different seating areas that are designed specifically to take in the sun at different times of the day. There is a driveway to the side providing parking and useful storage with a bike shed, and there is a pretty hexagonal wooden greenhouse and composting area cleverly screened. The main body of the garden is to the front, and is punctuated by a mixture of herbaceous borders, statement shrubs, and ornamental trees. There is a raised pergola topped stone terrace, that provides an outstanding entertaining area throughout the day. To the side, there is a further storage shed and a courtyard garden that adjoins the kitchen/breakfast room, blurring the divide between the outside and inside spaces during the summer months.



SITUATION

The property is situated in the small village of Walditch, just a mile or so from the bustling and vibrant market town of Bridport. 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///qualifier.tripods.pays

SERVICES

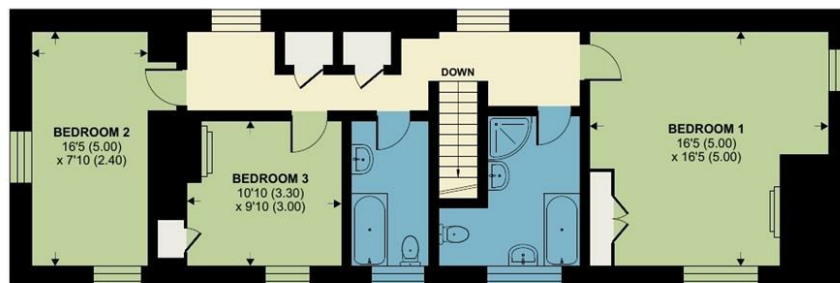
Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Ultrafast broadband available.
Mobile - Limited coverage indoors and likely outdoors.
Council Tax Band: F (Dorset Council: 01305 251010)



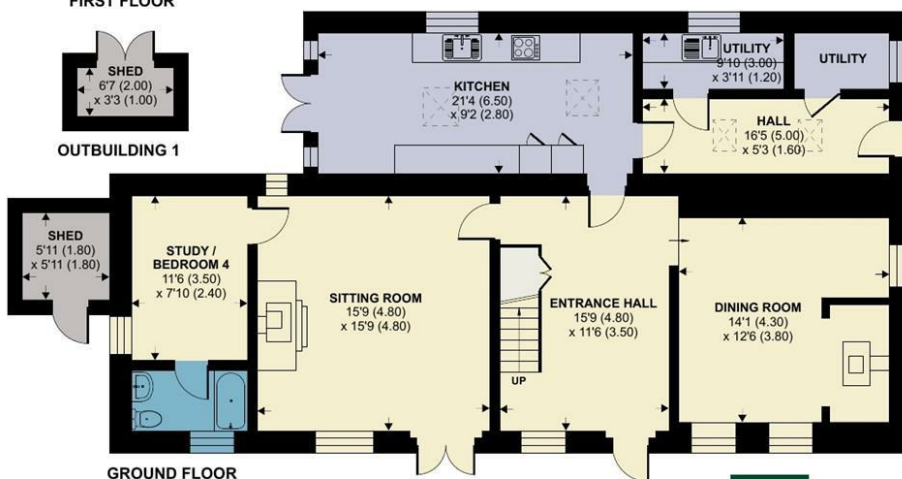
Outbuilding = 57 sq ft / 5.3 sq m

Total = 2121 sq ft / 197 sq m

For identification only - Not to scale

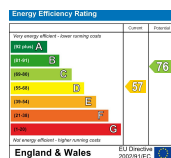


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1256731



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