



Symonds
& Sampson

West Street
Bridport, Dorset

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Bridport
Dorset
DT6 3QX

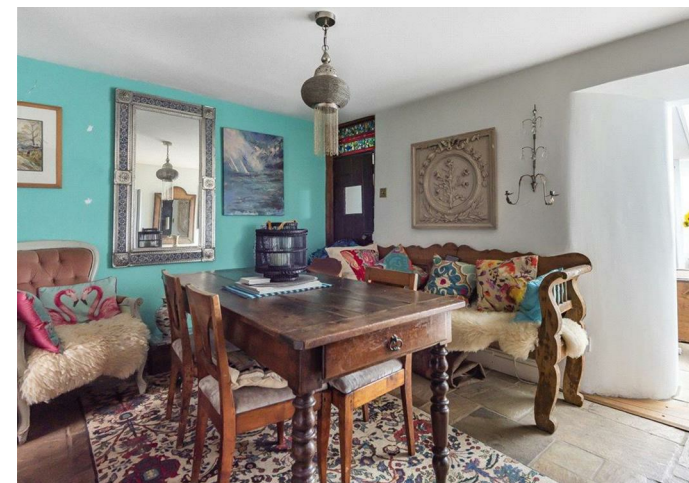
A classic 3 bedroom Grade II Listed townhouse with a sunny enclosed courtyard, a short step from the town centre.



- Character accommodation with period features
 - 3 reception rooms
 - 3 bedrooms
 - Bathroom and en-suite to main
- South facing courtyard garden and roof terrace
 - Parking possible to rear

Offers In Excess Of £350,000
Freehold

Bridport Sales
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THE DWELLING

This property forms part of a terrace of five handsome houses believed to have been built in the 18th Century on the western side of the town. The house is Grade II Listed and has rendered elevations under a slate roof as well as all of the character and quirk one would expect of a property of its age.

ACCOMMODATION

The accommodation is arranged over three floors, with the living accommodation divided into two separate areas on the ground floor and the sleeping accommodation over the next two floors. The main focal point of the house is undoubtedly to its centre, with a sense of continuity between the reception rooms and a kitchen to the rear. The living room centres around an open fireplace and has been partly fitted with a sloped glass ceiling with French doors leading out to the courtyard, making it a light airy room. An open doorway leads through to the adjacent dining room which is laid to attractive reconstituted stone tiles. There is a third separate reception room to the front of the house that centres around a fireplace and has wood paneling on the walls, making it an elegant space for a study or library. The kitchen lies at the back of the house and has been fitted with a range of custom made floor units with granite worktop over. There is space for a range oven, dishwasher and free standing fridge freezer, with a log burning stove to one end of the room. There is a useful pantry providing space for a washing machine and dryer and a log burning stove to one end of the room with a door out into the courtyard.

Upstairs are three bedrooms set over the remaining two floors. The main bedroom is situated on the first floor and benefits from an en-suite shower room. The bedroom is fitted with two built in wardrobes and laid to wooden floorboards. The remaining two bedrooms are on the second floor and are served by a generous family bathroom.

OUTSIDE

To the rear of the property is a sunny south facing enclosed courtyard that makes an ideal spot for a table and chairs to enjoy some al fresco dining during the summer months. There are a number of raised borders planted with mature shrubs. A sturdy ladder leads up to a roof top terrace with open outlook. It may be possible to rent parking and a garage at the rear of the property.

SITUATION

The property sits near the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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. There is a good choice of primary and secondary schooling in the area. Communication links

are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is mostly good indoors and good outdoors. Dorset Council Tel: 01305 251010. Council Tax Band: B

DIRECTIONS

What3Words///jazzy.walked.flies

MATERIAL INFORMATION

Please note that the photos were taken in 2023. The vendor has since vacated and the property is for sale with no onward chain.

We understand that whilst works carried out on the property have been signed off by building regulations, it does not have Listed Building Consent permitted but we have formal confirmation that there will be no immediate prosecution or enforcement with supporting documents available on request.

This property is subject to a section 157 housing restriction.



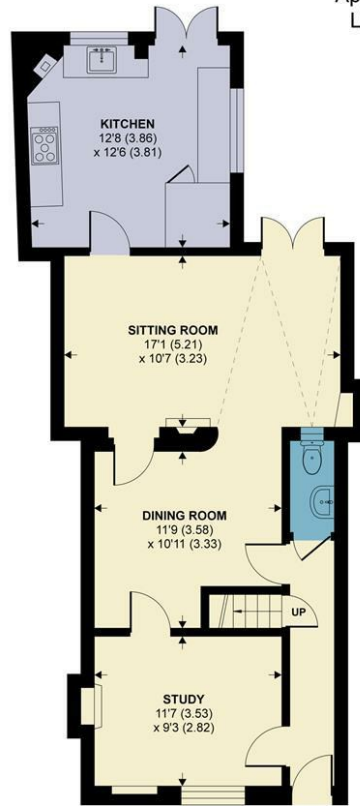
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Approximate Area = 1292 sq ft / 120 sq m

Limited Use Area(s) = 20 sq ft / 2 sq m

Total = 1312 sq ft / 122 sq m

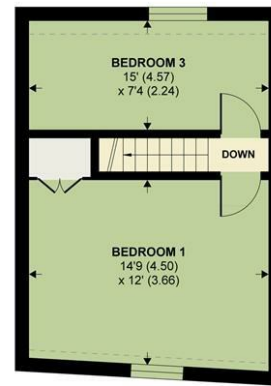
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GROUND FLOOR



FIRST FLOOR




SECOND FLOOR



Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



 **Certified Property Measurer**
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Symonds & Sampson. REF: 637086

Bridport/DME/09052025REV



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