



Symonds
& Sampson

Wych Hill
Bridport, Dorset

Wych Hill

Bridport
Dorset DT6 4JJ

Detached house with local seaside views and up to date modernisation.



- Outstanding views to West Bay and countryside
 - Beautifully decorated throughout
 - Double garage and parking
 - Delightful gardens

Guide Price £800,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This house lies in an elevated position above Bridport and was built for one reason and one reason only, to take in the wonderful views. The property is geared so that each of the principal rooms takes in those views through large picture windows from the golf course to the east and through West Bay to the south. The property in recent years has been stylishly updated in contemporary style with of particular note a kitchen/dining room which flows through to both a sitting room and a conservatory - many peoples' ideal for contemporary living.

ACCOMMODATION

Much of the living accommodation lies on the south and west side of the house with a sitting room looking due south and with the focal point of a stone fireplace with an inset gas fired wood burner style stove with bifold doors that open out into the kitchen/dining room. The kitchen/dining room lies on the south and west side of the house with a large island unit to its centre with quartz worksurfaces over and has an integral hob with a stainless-steel extractor hood over. To the rear of the kitchen there is a bank of cupboards that provide a huge amount of storage and to the other side there is space for a large dining table beyond which doors lead through to a covered conservatory.

Off the central hallway there is a cloakroom while to the other side of the property there are two bedrooms one of which is currently organised as a snug with the main bedroom having a comprehensive range of built in wardrobes and cupboards. These two bedrooms are served by a shower room equipped with a large

walk-in double sized shower. Upstairs there are two rooms that could be bedrooms but one of which is organised as a second sitting room or viewing room that takes the best of the views in through large ceiling to floor windows.

The flooring throughout the property is high quality with a mixture of ceramic tile, oak/ pine board and carpeting. The property is beautifully decorated throughout.

OUTSIDE

From inside the property a door on the south side leads out onto a terrace enclosed by wrought iron railings, while on the west side upstairs a door leads through to a second terrace enclosed by glass and stainless steel balustrading - ideal for taking in the west sun at the end of the day.

The property is approached via a private road with an extensive area of driveway laid to hardstanding that leads up to a large double garage with a workshop area to one end. To one side of the drive there is a terraced garden arranged for ease of maintenance with an array of mature shrubs that need very little maintenance except on an annual basis. On the west side of the house a paved terrace, ideal for entertaining, which leads down to a second area of terrace laid to beach gravel punctuated by further planting. Below there is a third terrace with a timber garden shed to one side.

SITUATION

The property lies on the southern outskirts of the town, with easy access to facilities. Bridport is 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 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 other seaside towns Charmouth and Lyme Regis 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.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is overall limited indoors and likely outdoors.

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

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

EPC: D

DIRECTIONS

What3words:///cucumber.haunt.crackled



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A++ (92-100)	A		79
A+ (89-91)	B		
A (86-88)	C		
B+ (83-85)	D	64	
B (81-82)	E		
C+ (78-80)	F		
C (76-77)	G		
Very energy inefficient - higher running costs			
England & Wales			



Wych Hill, Bridport

Approximate Area = 1927 sq ft / 179 sq m

Garage = 439 sq ft / 40.7 sq m

Total = 2366 sq ft / 219.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1129667



Bridport/SA/01052025



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 422092

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT