



Symonds
& Sampson

Gullivers Orchard

Shipton Gorge, Bridport

Gullivers Orchard

Shipton Gorge
Bridport
DT6 4LS

An attractive three/four bedroom property situated in the peaceful village of Shipton Gorge, with a delightful garden, garage and parking.



- Quiet village location
- Flexible, spacious living accommodation
- Countryside views from the first floor
 - Parking with garage
- Patio area for outdoor entertaining

Guide Price £425,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Lilliput is an attractive three/four bedroom detached property, located in a quiet village location offering flexible accommodation and in good decorative order throughout, with countryside views to be enjoyed from the first floor.

ACCOMMODATION

The property is arranged over two floors, with the ground floor being set up traditionally and providing up to three reception rooms and a very generous bedroom allowing for ground floor living if required. The lounge has been substantially extended to the rear providing a bright and spacious room with views over the rear garden. There is also a shower room, a study/bedroom four and a modern fitted kitchen with a dining room leading off with doors onto a delightful patio terrace ideal for al fresco dining. The first floor provides two generous bedrooms and a family bathroom. The property has undergone a catalogue of improvements under the current ownership which includes full redecoration throughout.

OUTSIDE

The property is approached over a shared private road giving access to private parking and a garage with an up and over door. A slope and steps lead down from the parking and garage area at the top. The property sits towards the rear of its plot with the majority of the garden to the front. The gardens themselves are incredibly well planted with plenty of lawn. The rear garden is relatively small in comparison but still provides a patio area and lawn.

SITUATION

The property lies in the heart of the popular village of Shipton Gorge, which is part of the Bride Valley villages. The village has an active community with pub, church, village hall, village society, walking group etc. Shipton Gorge is just a couple of miles from the World Heritage Site Jurassic coastline and beaches at Burton Bradstock and West Bay. Nearby Bridport has a history of rope-making and offers a variety of independent shops, supermarkets, public houses and restaurants, conveniently placed for Dorchester and Weymouth to the east and Axminster to the west, transport links are good along the

A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains Electricity, Gas, Water & Drainage

Gas Heating

Superfast Broadband is available in this area.

Mobile phone coverage is mostly available in this area but is limited indoors.

LOCAL AUTHORITY

Dorset Council: 01305 251010

Council Tax Band: : Exempt (previously a D)

MATERIAL INFORMATION

Restrictive covenant: You cannot build in the garden.

DIRECTIONS

What3words///squeaks.storybook.square



Gullivers Orchard, Shipton Gorge, Bridport

Approximate Area = 1198 sq ft / 111.2 sq m

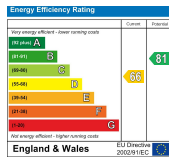
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 1227 sq ft / 113.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1188406



Bridport/DME/rev160725



01308 422092

bridport@symondsandsampson.co.uk
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