



Symonds
& Sampson

Churchayes
Bothenhampton, Bridport

Churchayes

Bothenhampton

Bridport

DT6 4BS

A two bedroom terraced cottage with lovely country views situated in the popular village of Bothenhampton.



- Spacious two bedroom cottage
 - Lovely country views
- Now requiring some modernisation
 - Rear garden
 - Garage and parking

Offers in Region Of £255,000

Freehold

Bridport Sales
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THE DWELLING

A well proportioned two bedroom cottage situated in a delightful tucked away location on the edge of Bothenhampton. The property does require some modernisation but has huge potential to create a charming cottage, benefitting from stunning country views and a garage.

ACCOMMODATION

The property has a useful entrance porch, which opens into the living room which has a charming window seat to the front and a large fireplace. The kitchen is beyond here, and is fitted with a comprehensive range of wall and base units with an integrated electric oven and gas hob. There is space for a dining table and chairs and there is parquet flooring. To the rear is a utility area with space for additional white goods, and a modern shower room fitted with a white suite.

Upstairs there are two double bedrooms, both of generous proportions with high ceilings, with the bedroom to the front enjoying open views to Bothen Hill.

OUTSIDE

The rear garden is detached from the property, accessed via a path over the neighbouring garden. The garden is elevated, enjoying lovely views and there is scope for

redesigning and landscaping. To the front of the cottages is a garage with a parking space.

SERVICES

Mains electricity, water and drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.
Dorset Council 01305 251010.
Council tax band: C.
EPC: F.

SITUATION

The cottage is situated at the top of the village of Bothenhampton, a quiet backwater with a village atmosphere but within close walking distance of Bridport town centre, shops and pubs. Bothenhampton has a church to its centre and an active Village Hall, while the vibrant former rope making town of Bridport provides an excellent range of cultural, recreational and shopping facilities. The World Heritage coastline lies nearby with West Bay being the nearest beach and the county town of Dorchester being within comfortable motoring distance to the east. Sporting, walking and riding opportunities abound within the area with many walks to be had from the village itself, sailing at Weymouth and golf at Bridport. Communication links are good with a main line station at Dorchester while road links along the A35 are joined nearby.

MATERIAL INFORMATION

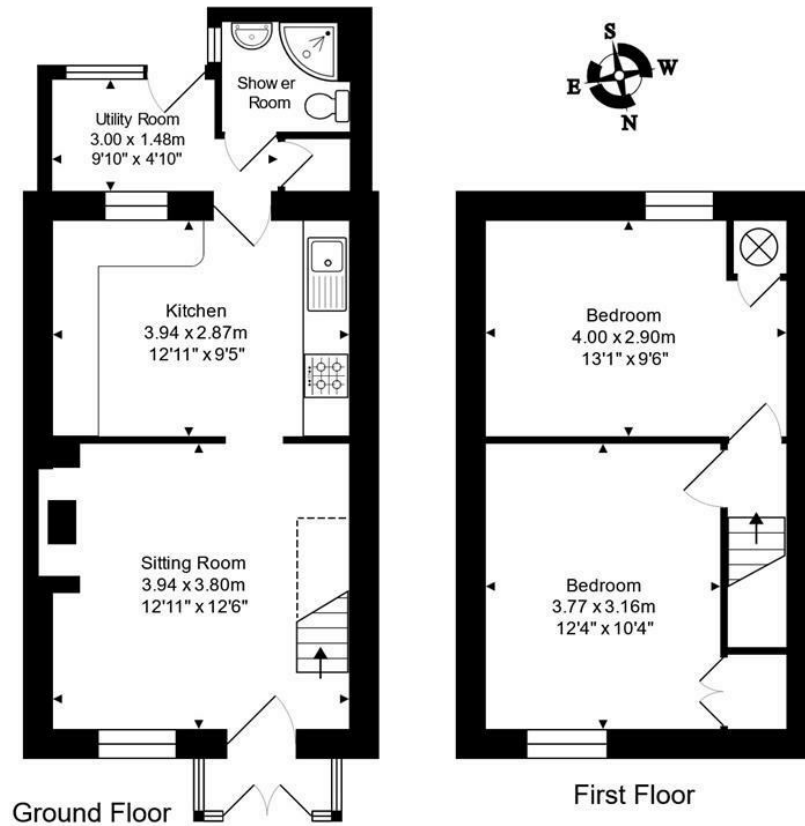
The property benefits from a right of way over the path leading from the access road to the front door and a pathway along number 2's garden to reach its own garden at the rear. Please note that there is no central heating at the property. The neighbouring cottage is also available at a guide price of £325,000.

DIRECTIONS

What3Words:///desiring.singled.boarded



Energy Efficiency Rating		
Very energy efficient (lower running costs)	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Not energy efficient (higher running costs)		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 64.6 m² ... 695 ft²

Not to scale. Measurements are approximate and for guidance only.



Bridport/DME/Rev220825



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