



Symonds
& Sampson

Glenfruin
Morcombelake, Bridport, Dorset

Glenfruin

Morcombelake
Bridport
Dorset DT6 6DJ

An extended, detached four bedroom Woolaway bungalow, set within a generous plot, close to the coast.



- Close to the coast path and walking in National Trust land
- Scope for remodelling/improvement
- Large plot with detached workshop
 - Countryside views

Guide Price **£449,950**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

The property has been in the same ownership for over 70 years and is a Woolaway bungalow with later extensions. Set on a large plot with views to the surrounding countryside, there are many footpaths close at hand over the National Trust land, giving access to the coast path and further afield.

ACCOMMODATION

The bungalow itself sits in the middle of its generous plot. It has been extended on two sides and now offers four bedrooms, three reception rooms, a family bathroom and a fitted high gloss kitchen. The property is of non-standard construction in part and would benefit from modernisation throughout.

The front door leads into a garden room, facing south-west which flows into the kitchen that is fitted with a range of units and a built-in electric double oven and induction hob. The property continues into a good-size south-west facing sitting room which looks out over the gardens towards the sea. There is a hallway from the kitchen that allows access to the family bathroom, two bedrooms and a further reception room which has been built as part of the extension. This family room is currently used as a dining room but could be used for several purposes and has the same aspect as the sitting room. Both the bedrooms have

fitted double wardrobes. An inner hallway from the family room leads to the two remaining bedrooms.

OUTSIDE

A tarmac driveway leads up to the property, with parking for several cars and access to a large workshop, with light and three phase electricity connected. The gardens surround the property on three sides, with a large area of lawn on the southern side. A productive vegetable patch lies on the Northern side and there are further areas of lawn and mature shrub planting and herbaceous borders. A gate at the top of the plot gives pedestrian access to the road.

SITUATION

The property lies in the centre of the village of Morcombelake, which has a well-stocked farm shop. The market town of Bridport lies approximately 6 miles to the East. 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 varied 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 and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

DIRECTIONS

What3words:///enchanted.underway.reference

SERVICES

Mains water and electricity. Septic tank that is shared with neighbour for drainage. Heating is electric storage heaters. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>) Council Tax Band: C (Dorset Council - 01305 251010) EPC: G

MATERIAL INFORMATION

The property is of non-standard construction. It is understood that this may cause difficulties in obtaining a mortgage.

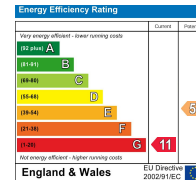
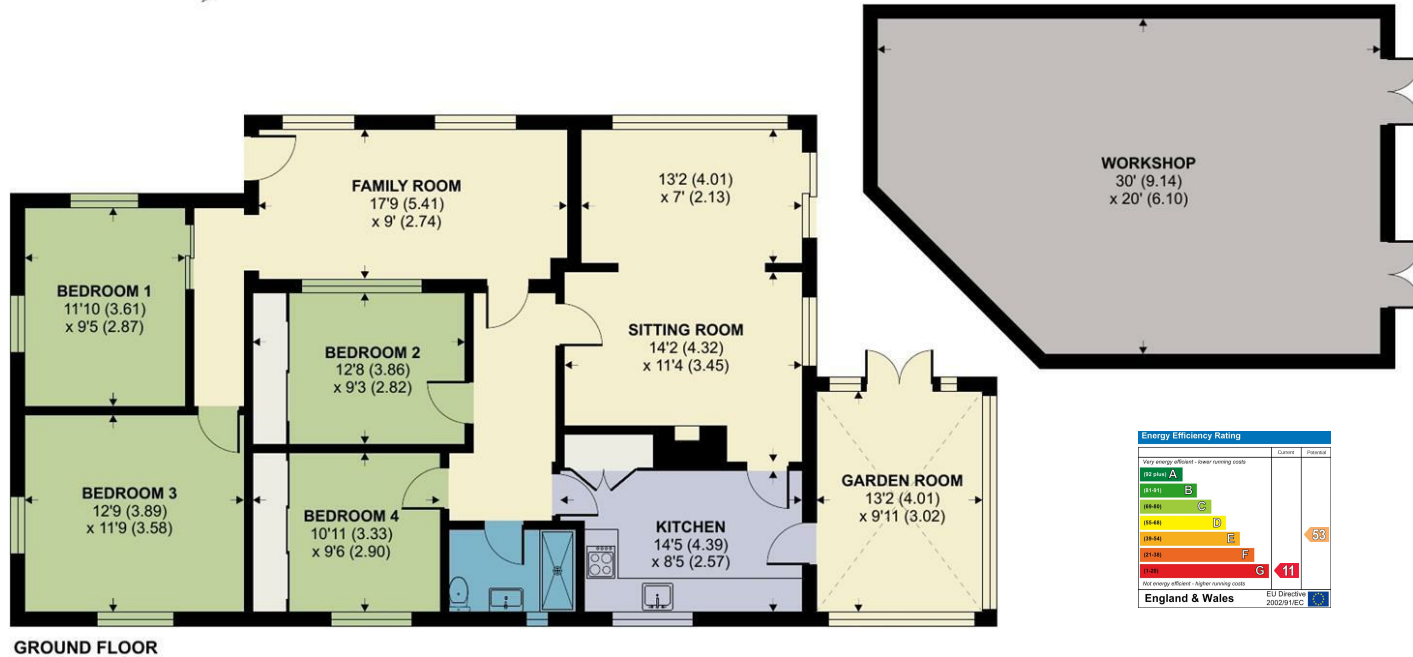
Architect plans have been drawn up to demolish the existing dwelling and replace it with a detached house. Please contact the office for further plans and drawings. Please note that planning permission has not been applied for.



Glenfruin Morcombelake, Bridport

Approximate Area = 1959 sq ft / 182 sq m (includes workshop)

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). © nitchcom 2022. Produced for Symonds & Sampson. REF: 902570



Bridport/DME/12082025



naea | **propertymark**
PROTECTED

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

01308 422092

bridport@symondssandsampson.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