

A photograph of a traditional stone house with a thatched roof and a hill in the background. The house is built from light-colored stone and has several white-framed windows. The roof is covered in dark thatch with some moss. Two brick chimneys are visible. In the background, there is a green hill under a blue sky with some clouds. A blue truck with 'WESSEX FURNITURE' written on it is parked in the distance. A small stone outbuilding is visible to the right of the main house.

Symonds
& Sampson

Main Street

Chideock, Bridport, Dorset

Main Street

Chideock
Bridport
Dorset DT6 6JQ

Handsome Grade II listed three bedroom cottage with a wealth of character complete with a one bedroom annex and a lovely garden with parking.



- Lovely country views
 - Annexe
- Cottage garden
- Off-road parking



Guide Range £450,000 - £500,000

Freehold

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THE DWELLING

Linnet cottage is believed to have been built in the early 19th century and was extended in the 20th century with the Annex created in the 21st-century. What singles this property out from many is not only its spacious and varied accommodation, its character features, the lovely open country views and its proximity to Seatown beach but also that most precious of Chideock commodities, parking.

ACCOMMODATION

The accommodation is simply laid out in the main cottage with a garden room to the rear of the property with double doors out into the garden taking in the views to Eype Down, that flows through to the kitchen and then in turn through to the sitting room. The sitting room is arranged around an ammonite encrusted fireplace equipped with a woodburning stove with a floor laid to flag stones and a lovely plank wall to one end. The kitchen is equipped with a comprehensive range of hand built timber units and cupboards with an electric Rayburn built into the original fireplace with to one side a dining area. Similarly to the sitting room, the garden room is a good square space that makes a good entertaining area during the summer months with double doors onto the garden with to one side a door through to the bathroom.





Upstairs there are three good bedrooms and a WC while in the roof space there is another useful room that can be used in any number of ways. On the end of the annex is useful utility/laundry room. The property has gas central heating equipped with a one-year-old gas-fired boiler, is in excellent decorative order throughout and the roof was rethatched just six years ago giving it a lifespan of circa 20 years with the exception of the ridge.

The Annex – this building makes an outstanding holiday let or ancillary accommodation for the main cottage and can be divided into three separate spaces. On the south side there is a lovely L-shaped living room with a dining area and sitting area with a door to one end onto the gardens and a wood burning stove as its focal point. To the centre of the annex there is a well organised kitchen while to the rear there is both a bedroom and a shower room. All the rooms are vaulted further enhancing the feeling of light and space throughout.

OUTSIDE

To the front of the house there is a courtyard laid to hard stand providing parking and turning for a number of cars enclosed by a pair of double gates onto the road . To the rear of the property a large terrace lies immediately outside the garden room and gives way to a lovely cottage garden that is well stocked with classic herbaceous and shrub planting with both snowdrops and apple trees highlights. To



the end of the garden there is a useful timber outbuilding arranged as a workshop and a gym with an enclosed vegetable garden and chicken coop beside and a garden shed behind.

SITUATION

The property is quietly situated in an Area of Outstanding Natural Beauty and a Conservation Area. There is a short walk to the beach at Seatown and the renowned Jurassic coastline. Bridport is about four miles away and is a bustling and vibrant

market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne

DIRECTIONS

What3words///seashell.dignify.ivory

SERVICES

Mains water, electric and drainage. Gas central heating

Broadband - Superfast speed is available

Mobile - Mostly limited indoors and very likely outdoors.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(61-80) C		
(51-60) D	67	73
(31-50) E		
(21-30) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chideock, Bridport

Approximate Area = 1187 sq ft / 110.2 sq m

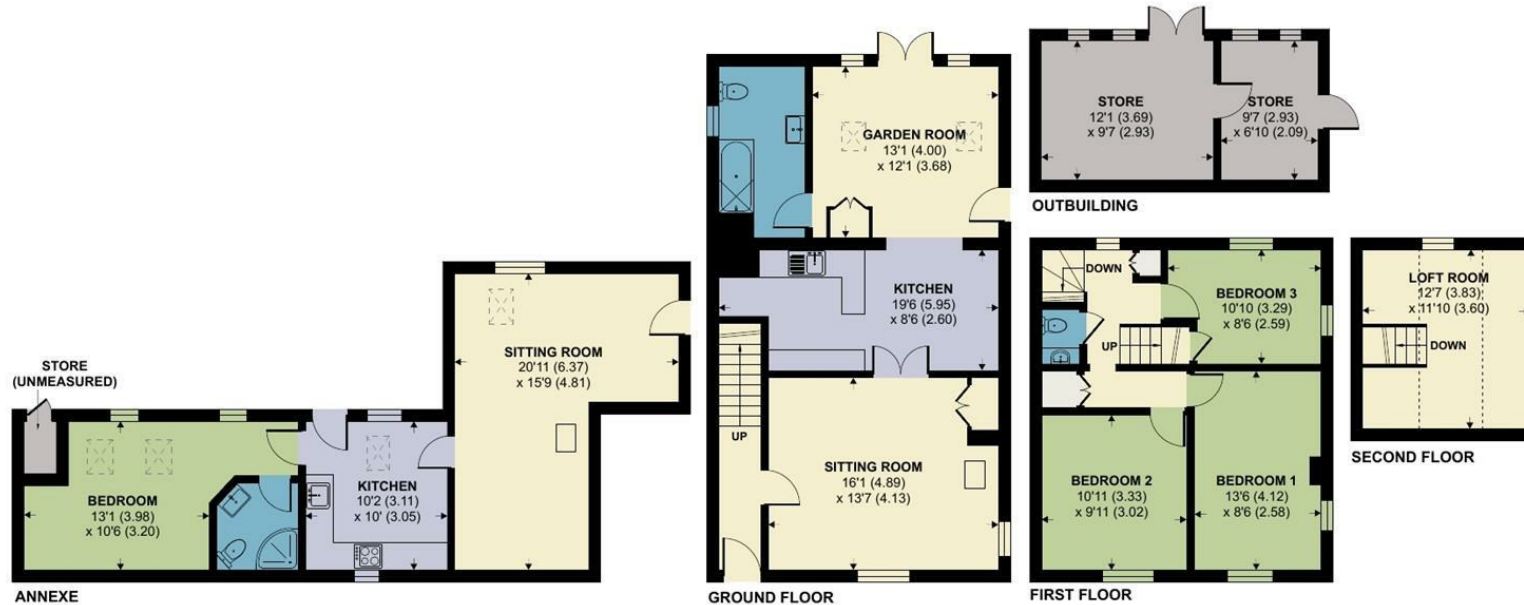
Limited Use Area(s) = 93 sq ft / 8.6 sq m

Annexe = 559 sq ft / 51.9 sq m

Outbuilding = 191 sq ft / 17.7 sq m

Total = 2030 sq ft / 188.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1195879



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