



Symonds
& Sampson

Rosemary Cottage

Salwayash, Bridport, Dorset

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Salwayash
Bridport
Dorset DT6 5HX

Delightful two bedroom cottage with enormous potential to substantially extend with outstanding far-reaching views to the west over the Marshwood Vale with parking.



- Beautiful country views
- Character cottage
 - Large garden
- Scope for improvement

Guide Price **£280,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This cottage is all about position and potential. It occupies an elevated position adjoining open farmland with panoramic south and west views over the Marshwood Vale. The plot is substantial on the South and west side of the house and, subject to obtaining the necessary planning consents, could be substantially extended to take full advantage of its position. These opportunities do not arise every day.

ACCOMMODATION

The accommodation briefly consists of a good sitting room arranged around stone fireplace equipped with a wood burning stove. A fitted kitchen with an eating area to one side. A downstairs shower room and two bedrooms upstairs. The woodburning stove is connected to a series of radiators within the cottage and the hot water is taken care of by an immersion heater. The property is in need of some refurbishment but has UPVC double glazing and most importantly is not listed making it a good development prospect.

OUTSIDE

To the front of the property a pathway runs along the front of the adjoining cottages from the main road with number one situated at the end. Across the path from the cottage there is an area of garden with a useful timber outbuilding. The main body of the garden lies on the west and south sides and it's for the most part laid to lawn and enclosed by post and wire fencing adjoining open farmland on each side. On the south there is an attractive pergola with vine covering it beyond which there is an additional timber shed. On the north side there is a shared vehicular access allowing cars to be parked immediately outside the cottage - a rare commodity indeed in Salwayash.

SITUATION

Salwayash is a favoured village which provides a village school, church, public house and village hall. Situated just 2.5 miles from Bridport with a comprehensive range of shopping and professional facilities. A short drive to the pretty harbour at West Bay with the opportunity of enjoying the Jurassic Coast, designated a World Heritage Site and the surrounding countryside which is designated as an Area of Outstanding Natural Beauty.

DIRECTIONS

What3words:///hedgehog.winning.splendid

SERVICES

Mains water, electricity and drainage. Biomass heating system.

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/>

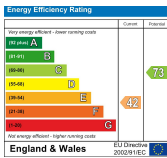
Council Tax Band: C (Dorset Council - 01305 251010)

EPC: E

AGENTS NOTES

Please note, there is spray foam in the roof void and accordingly we have had a quote put together to replace the roof, available upon request





Rosemary Cottages, Salwayash, Bridport

Approximate Area = 588 sq ft / 54.6 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: 1320343



Bridport/SVA/27102025REV



01308 422092

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



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