

Symonds
& Sampson



Allington Park
Bridport, Dorset

Allington Park

Bridport
Dorset
DT6 5DD

Outstanding spacious detached five bedroom townhouse, including an annex, all within short level walking distance off Bridport town hall.

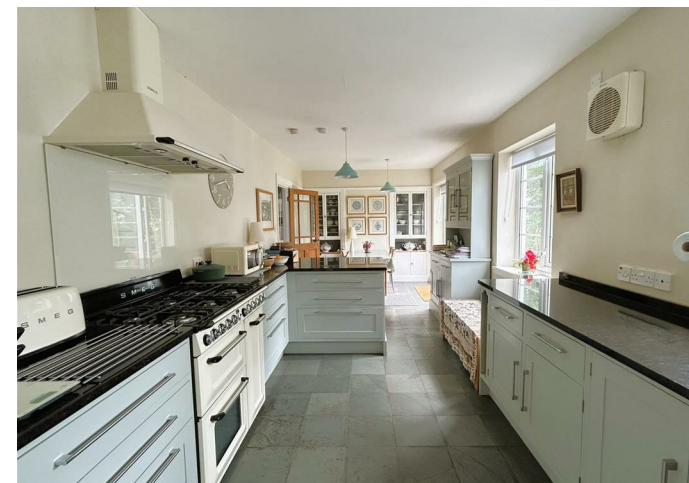


- Short walk of town
- Two bedroom annexe
- Gas fired central heating
 - Parking
 - Gardens

Guide Price **£850,000**

Freehold

Bridport Sales
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bridport@symondsandsampson.co.uk



THE DWELLING

Yew Tree House is a classic 1930s townhouse that has been substantially extended to the rear and lies within level walking distance of all of Bridport many amenities. The beauty of this house however is not just its position but the breadth of its accommodation that can be used in any number of ways with the extended part perfect for multi generational living that can easily be incorporated into the main body of the house. This really is a very unusual opportunity.

ACCOMMODATION

The original 1930s house is laid out in a conventional fashion around a good sized entrance hall with a sitting room to one side, a dining room to the other and a kitchen breakfast room behind. The sitting room is a triple aspect southerly facing room with a fireplace as its focal point while the dining room lies to the front of the property with doors through to both the kitchen and the hallway. The kitchen stretches along the rear of the property overlooking the gardens and is equipped with a comprehensive range of floor units and cupboards with granite work surfaces over and a stand alone dresser. To one end there is a useful utility room while in addition off the hallway there is a cloakroom. To the rear of the property a passageway leads through to the extended part of the property that has an enormous double height space that faces south and looks over the gardens with the

kitchen area to one corner and two sets of double doors onto the gardens behind. Beyond the living area here there is a back hall off which there are two double bedrooms and a bathroom equipped with both a bath and a shower.

Upstairs, in the original part of the house, the principal bedroom lies above the sitting room taking in the best aspect with an ensuite shower room. The two remaining bedrooms share a bathroom and a separate WC. The property is in good decorative order throughout has some classic 1930s features, has double glazing and gas fired central heating.

OUTSIDE

To the front of the property a gated entrance leads through to an area of parking that can accommodate a number of vehicles and gives access to an attached single garage. Mature gardens wrap around the side and rear of the property and are predominantly laid to lawn punctuated by mature tree shrub and herbaceous planting. A particular feature of the garden is a magnificent magnolia that lies on the south-west side of the garden that provides dappled shade during the summer months.

SITUATION

The property is found on the West side of the town, a short walk away from the main shopping areas. Bridport is a bustling and vibrant market town which 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 excellent 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, Dorchester, Axminster and Crewkerne.

SERVICES

Mains water, electricity and drains. Gas fired heating.

Broadband - Superfast broadband available.

Mobile Coverage - Indoor coverage is limited/likely and outside is overall likely.

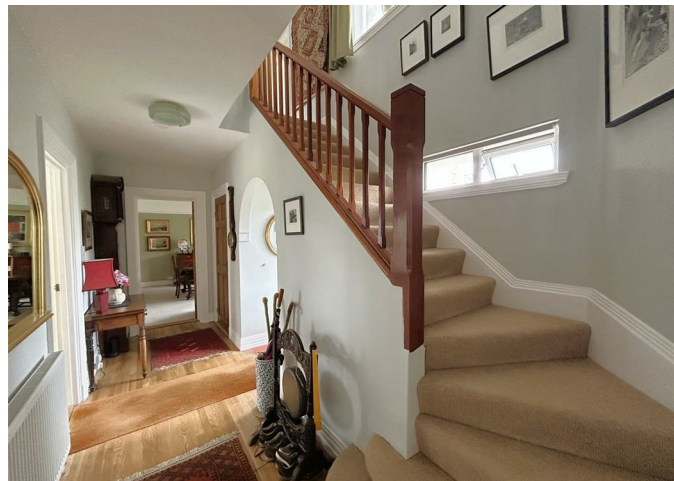
<https://checker.ofcom.org.uk/>

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

EPC: C

DIRECTIONS

What3words///upwardly.memory.shortcuts



Yew Tree House

Approx gross internal area: 288.7 sq m / 3108 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRI/SVA/rev300925

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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