

A photograph of a traditional English cottage with a thick thatched roof. The lower half of the house is constructed from light-colored stone, while the upper half is plastered in a light grey or off-white color. Several multi-paned windows are visible, some with white frames. A white door is centered on the ground floor. A red car is parked on a paved area in the foreground to the left. The house is surrounded by lush greenery, including trees and a grassy slope to the right. A dark green banner with white text is in the top center, and another dark green banner with white text is at the bottom.

Symonds
& Sampson

3 Duck Street
Symondsbury, Bridport, Dorset

3 Duck Street

Symondsburry
Bridport
Dorset DT6 6EZ

Charming Grade II listed three bedroom cottage in need of modernisation in an outstanding village.



- Quiet village location
 - Large garden
- Countryside walks nearby
- Close proximity to local town

Guide Price **£275,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Number 3 Duck Street is all about what it could be not what it is today. The Property is a classic three bedroom thatched property believed to have been built in the 19th century has stone and rendered elevations under a thatched roof. It is now in need of modernisation and refurbishment however given the outstanding location in Symondsbury village the sale of this property offers an unusual opportunity for the next owner.

ACCOMMODATION

The property comprises a sitting room and the kitchen/dining room on the ground floor. The sitting room is centred around the fireplace equipped with a wood burning stove while the kitchen has a sitting area to one side and the fitted kitchen to the other with a solid fuel Rayburn fitted into the chimney breast. Upstairs there are three bedrooms served by a family bathroom with a an electric shower over the bath. The property has a mains drainage and electric heating.

OUTSIDE

To the rear of the property there is a covered area with steps up to a substantial garden that is terraced. The first Terrace is laid to lawn with two large sheds/outhouses to

one side that gives way to a second more wild area also laid to lawn with mature trees to the end and a second shed. The property adjoins an orchard to the end.

SITUATION

This property lies within the village of Symondsbury. Here you will find wonderful countryside walks over Colmers Hill and the well established Symondsbury Estate. Yearly events are held at the estate with a cafe, visitors centre and much more. A short walk into the local town of Bridport, this 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///rooks.sensible.delusions

SERVICES

Mains drains, electric and water. Electric heating. Broadband - Ultrafast 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

MATERIAL INFORMATION

It should be noted that there is a flying freehold under number 1-2 Duck Street.





Duck Street, Symondsburry, Bridport

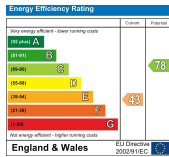
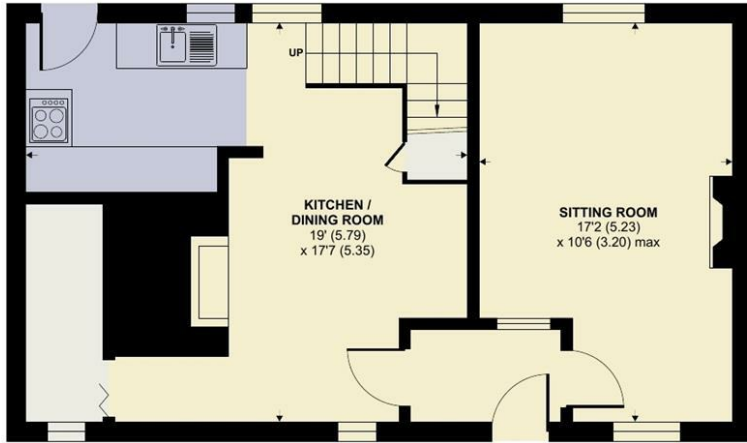
Approximate Area = 882 sq ft / 81.9 sq m

Limited Use Area(s) = 82 sq ft / 7.6 sq m

Total = 964 sq ft / 89.5 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1347444



Bridport/SVA/13092025



01308 422092

bridport@symondsandsampson.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