

An aerial photograph of a large, light-colored stone house with a grey tiled roof and four chimneys, situated on a hillside. The house is surrounded by lush green trees and shrubs. In the background, there are rolling green hills, a large green field, and a coastal town with white buildings and a beach. The sky is blue with scattered white clouds.

Symonds  
& Sampson

Chideock  
Bridport, Dorset



# Chideock

Bridport  
Dorset DT6 6HZ

Classic beautifully proportioned detached Georgian village house in a substantial plot adjoining open countryside with magnificent views to the sea to the south.



- Elegant Georgian property
- Views to the sea at Seatown
  - Not listed
- Scope for improvement
- Possible building plot subject to planning consent

Guide Price **£750,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)





## DWELLING

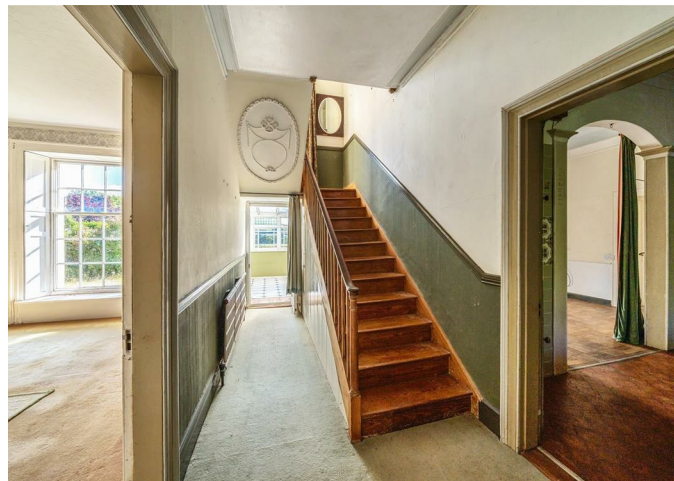
This house is a classic early 18th century house, with enormous character and beautifully proportioned spacious accommodation. Many of the original features of the property are still intact with some lovely fireplaces in the principal rooms, extraordinary ceiling heights, decorative mouldings, high skirting boards, shuttered double hung casement windows and dado rails to name but a few. It should be noted however that this property is not listed and therefore, subject to obtaining the necessary building consents it could be altered in any number of ways. In addition the gardens are substantial with an area to the east of the main house that again subject to planning, could be developed further. Add to this, lovely country and sea views and you have a mouth-watering prospect.

## ACCOMODATION

In classic Georgian style, the property centres around the hallway with a fine staircase on the ground floor and an equally light bright landing above. The grander side of the house lies on the east side facing south with both a good dining room and a drawing room each with original fireplaces, and views out over the surrounding countryside towards the sea. On the west side, the practical side of living is catered for with a footprint that allows the kitchen to flow through to the kitchen/ breakfast room, and then in turn to a conservatory which is perfect for modern day living. Off the kitchen, there is a useful scullery/utility room, while off the hallway stairs lead down to a two room cellar. Upstairs there are five bedrooms two of which have ensuite bathrooms, with the three remaining bedrooms sharing a family bathroom. The property is fitted for oil fired central heating, however the heating has not functioned for some years, supplemented by an oil fired aga in the kitchen.

## OUTSIDE

The property sits on the west side of its plot with a large areas of garden on three sides. On the East side there is parking and access to the double garage with wrought iron gates, giving vehicular access down to the house. The East garden was originally set out as a croquet lawn but is now a blank canvas laid to lawn.







Immediately to the rear of the property there is a formal area of lawn with an ornamental pond to its centre that takes in the best of the views over the valley that frames sight lines to the sea. On the west side of the house there is a substantial vegetable garden complete with poly tunnels and a timber shed. The gardens are in need of taking in hand however within the garden there are some handsome well established trees including number of Yews and a lovely Ginko.

### SITUATION

The property is quietly situated in an area of outstanding natural beauty and is located in a conservation Area within

walking distance to the local beach of 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

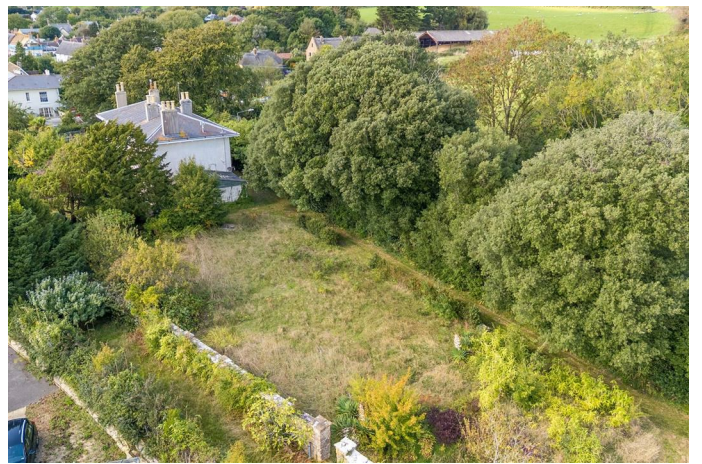
### DIRECTIONS

What3words-///attending.crash.chase

### SERVICES

Mains electricity, water, drainage and oil heating  
Broadband: Superfast broadband is available.  
Mobile phone coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Dorset Council: 01305 251010  
Council Tax Band: G  
EPC:







# Chideock, Bridport

Approximate Area = 3460 sq ft / 321.4 sq m

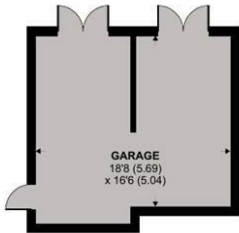
Garages = 496 sq ft / 46 sq m

Outbuilding = 107 sq ft / 9.9 sq m

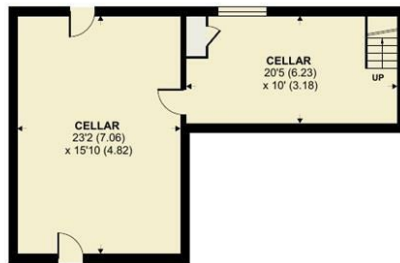
Total = 4063 sq ft / 377.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (81-87)		
A+ (77-81)		
A (73-77)		
B (69-73)		
C (65-69)		
D (61-65)		
E (57-61)		
F (53-57)		
G (49-53)		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



FIRST FLOOR



CELLAR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1356858



Bridport/SVA/24092025



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 of 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