

Symonds
& Sampson



Pineapple Lane
Salwayash, Bridport

Pineapple Lane

Salwayash
Bridport
DT6 5HY

A charming two bedroom barn conversion for holiday use or as a second home in a delightful rural location with lovely country views.



- Charming two bedroom barn conversion
 - No onward chain
- Delightful country views
- For holiday use only

Offers in Region Of **£260,000**
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This delightful two bedroom semi-detached barn conversion is well presented throughout, with charming features including exposed beams and vaulted ceilings. The property has attractive stone and brick elevations under a reclaimed tile roof and enjoys stunning country views. With a private rear garden and use of a pretty communal garden and parking, the cottage provides an idyllic hideaway retreat for those seeking a holiday home, or as a holiday let investment. The barn is one of six properties in this attractive courtyard scheme of converted farm buildings.

The property opens into a spacious kitchen, fitted with a comprehensive range of wall and base units with space for necessary appliances and a kitchen table. This leads into the bright and spacious living room, with large windows providing plenty of natural light and access onto the rear garden.

Open stairs rise to the first floor, providing access to the two bedrooms and family bathroom. Both bedrooms have beamed vaulted ceilings and velux windows providing a pleasant outlook to the countryside beyond.

OUTSIDE

The property is approached over a shared driveway leading to the communal parking. A path leads through the

communal front garden to the front door. To the rear is a delightful west facing garden with a terrace abutting the property, ideal for al fresco dining and enjoying the afternoon sun.

SERVICES

Mains electricity and water. Septic tank drainage shared with neighbouring properties. Electric heating. Broadband speed: Superfast broadband is available. There is mobile coverage in the area - please refer to Ofcom's website for more detail.

LOCAL AUTHORITY

Dorset Council Tel: 01305 251010
Council Tax Band: D

TENURE

Leasehold. 999 year lease from 1 September 2004.
Service charge £700 per annum.

AGENTS NOTE

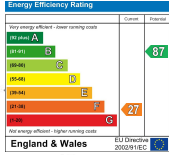
The planning consent is for holiday purposes only but the property can be occupied for 365 days a year. The property cannot be owned as a main residence.

SITUATION

The property is situated within this favoured village which provides a village school, a church, village hall and public

house. The vibrant market town of Bridport is 3 miles away. Bridport 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.





Pineapple Lane, Salwayash, Bridport

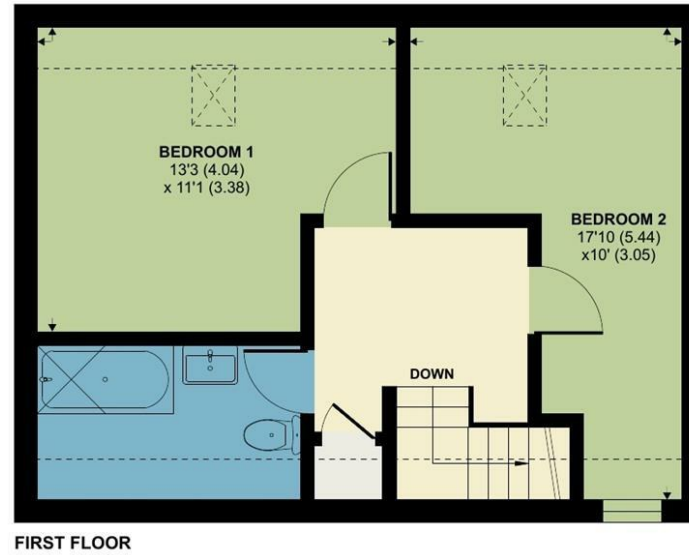
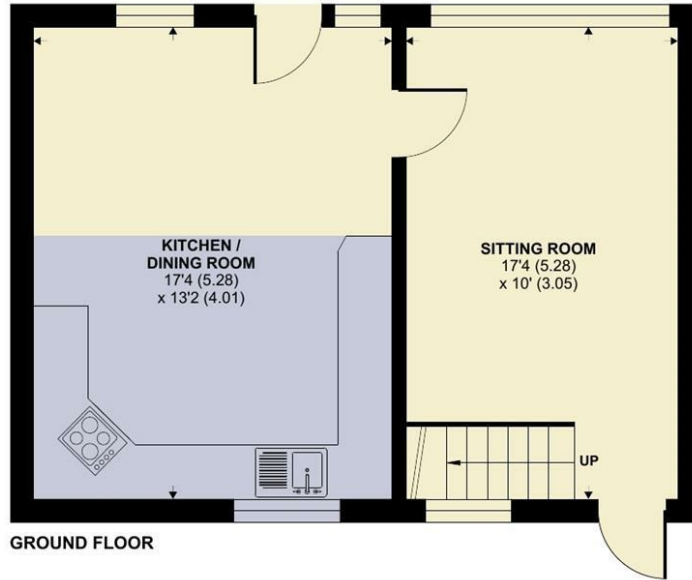
Approximate Area = 749 sq ft / 69.5 sq m

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 820 sq ft / 76 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1134107



BRI/DM/REV29102025



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