



Wych Hill, Bridport,

Detached three-bedroom house in a wonderful elevated position with spectacular panoramic views to the sea and over local countryside set in a large garden.

Guide Price
£800,000
Freehold

Symonds
& Sampson

ESTABLISHED 1858

**Wych Hill,
Bridport,
DT6 4JJ**

- Breathtaking views
- Award winning gardens
- Photo voltaic cells
- Solar Thermal Water Heating

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

If ever there was a house that was all about position this is it! The property sits high above Bridport taking in some breathtaking southerly facing views from Bridport golf club to the east, West Bay and the sea to the south and Thorncombe Beacon to the west.

The house has been built upside down to maximise those views with the living accommodation sitting above the sleeping accommodation below. The icing on the cake is both the wildlife friendly well stocked gardens which are award-winning and the money saving/revenue generating photovoltaic cells and thermal water heating systems.

As with a conventional house, the property is entered on the ground floor with the two principal rooms taking in the best of the views with the sitting room having two sets of sliding doors to one side framing the views to the sea.

There is a sitting area to one end centred on a fireplace

equipped with a gas fire and a formal dining area to the other. Beyond is the kitchen/dining room that is equipped with an array of floor and wall mounted units and cupboards with a breakfast bar to one end and a kitchen area to the other. There is a built in electric ceramic hob, an electric oven and a microwave. Beyond the kitchen there is a useful utility room, a garden room and a study and, to one side, a door leads through to the integral garage. The garage is equipped with an electric up and over door while also off the hall there is a cloakroom.

Downstairs there are three good bedrooms, the principle of which has an ensuite shower room and a dressing room. The two remaining bedrooms share a family bathroom equipped with both a shower and a bath.

The property is future proofed for energy with photovoltaic cells yielding circa £1000 per annum
Solar thermal water heating also providing hot water for a good part of the year.

Outside

To the front of the house a private road leads up to the entrance to the drive that provides parking and turning for a number of cars and access to the garage below. The gardens, for the most part, lie on the east side of the property and start with more formal landscaped areas in front and to the side of the property that gives way to more wild areas of planting accessed via mown paths. To the end of the garden the plot borders the Bothenhampton nature reserve and good walking can be had straight onto Bothen Hill from the gardens.

Situation

Wych Hill lies just 1 mile from West Bay and 2 miles from Bridport which has a twice weekly market and offers a range of quirky and artisan local shops as well as a vintage quarter. The town's amenities include restaurants and hotels, a cinema and leisure centre, supermarkets, a museum, a health centre and a number of excellent primary schools and secondary schooling. Bridport has good access to the famous Jurassic Coast from the pretty harbour of West Bay with its assortment of pubs and restaurants and picturesque coastal path.

Services

- Mains electricity gas and water
- Photovoltaic cells
- Solar thermal water heating
- Gas fired central heating
- Private drainage
- Standard Broadband is available
- Mobile phone reception is good both indoors and out

Local Authority

Dorset County Council

Council Band: F

Directions

From our Bridport office; Head south on South Street towards Folly Mill Lane, at the Crown roundabout take the second exit on to Burton Road B3157. Turn left on to Wych Hill & destination will be the right.

| 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 | 84 | 86 |
| EU Directive 2002/91/EC | | |

Office/Neg/date

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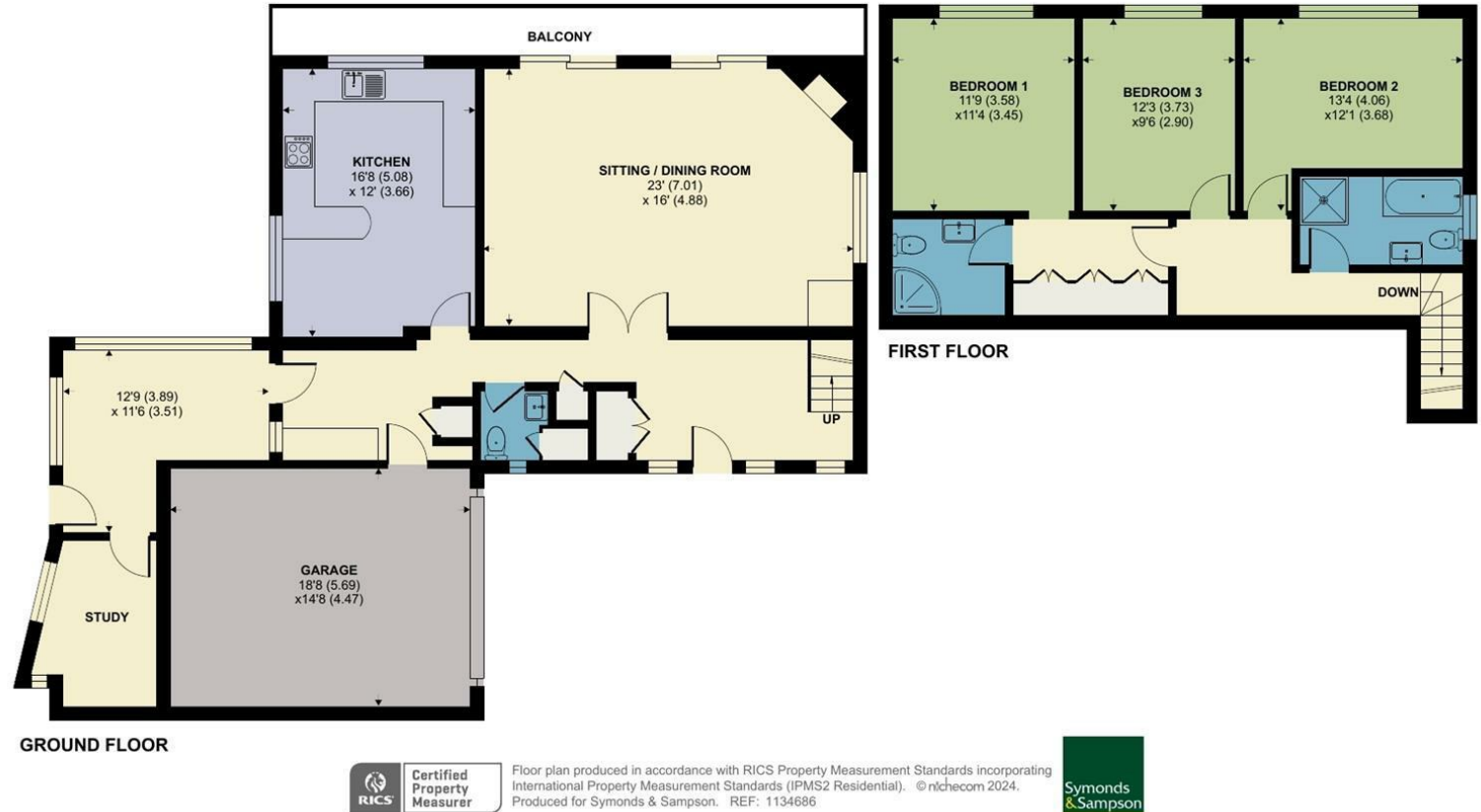
Wych End, Wych Hill, Bridport, DT6

Approximate Area = 1727 sq ft / 160.4 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2004 sq ft / 186.1 sq m

For identification only - Not to scale



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