



Knoll View
Swyre



This detached family home is situated in a designated conservation area, an area of outstanding natural beauty and within a quiet countryside location, enjoying beautiful surrounding views. Accommodation includes a large reception room, conservatory, kitchen, three bedrooms, wet room and ground floor WC. There is also a single garage, parking and rear garden with wonderful outlook. EPC rating C.

Swyre is a charming village located in the county of Dorset, England, nestled in the picturesque landscape of the Jurassic Coast. The village is situated near the coastal town of Bridport and offers a tranquil and rural atmosphere with its rolling hills, meadows, and coastal views. The village is renowned for its traditional thatched cottages and quaint countryside charm. Surrounded by natural beauty, including the stunning cliffs of West Bay, Swyre is a popular spot for nature lovers, walkers, and those looking to experience Dorset's rural heritage.



A front entrance porch creates an ideal space to decant outdoor wear and leads to the property's hallway. The hall offers an under-stair cupboard and offers access to the principal ground floor rooms and WC.

The kitchen has been fitted with a range of wall and base level units with worksurfaces over and tiled splashback. There is a ceramic 1 ½ bowl sink and drainer, integral electric oven, four-ring electric hob and space is allocated for further appliances. A side door provides access outside.

A reception room benefits from ample space for both dining and living furniture and features a stone fireplace with multi-fuel stove. French doors lead in to the conservatory. The conservatory adds further living accommodation to the property and takes full advantage of the lovely countryside views. Direct access to the garden is also offered.



A set of stairs rise to the first floor where the bedrooms and family bathroom are situated. A storage cupboard can also be located on the landing.

All three bedrooms are accompanied with fitted storage, with bedroom one further benefitting from countryside views.

The wet room is furnished with a suite consisting of a shower area, WC and wash hand basin. The room is complete with vinyl flooring and part-tiled walls.

Externally, the home has a westerly facing garden with areas of resin and lawn. There is also a seating area and hot tub (which will remain). In addition, a single garage with light, power and up and over door and timber shed is offered.

Services:

Mains electricity, water and drainage are connected. Electric night storage heaters.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Flood Risk:

Surface Water – Very Low Risk

Rivers and the Sea - Very Low Risk

<https://check-long-term-flood-risk.service.gov.uk/risk#>

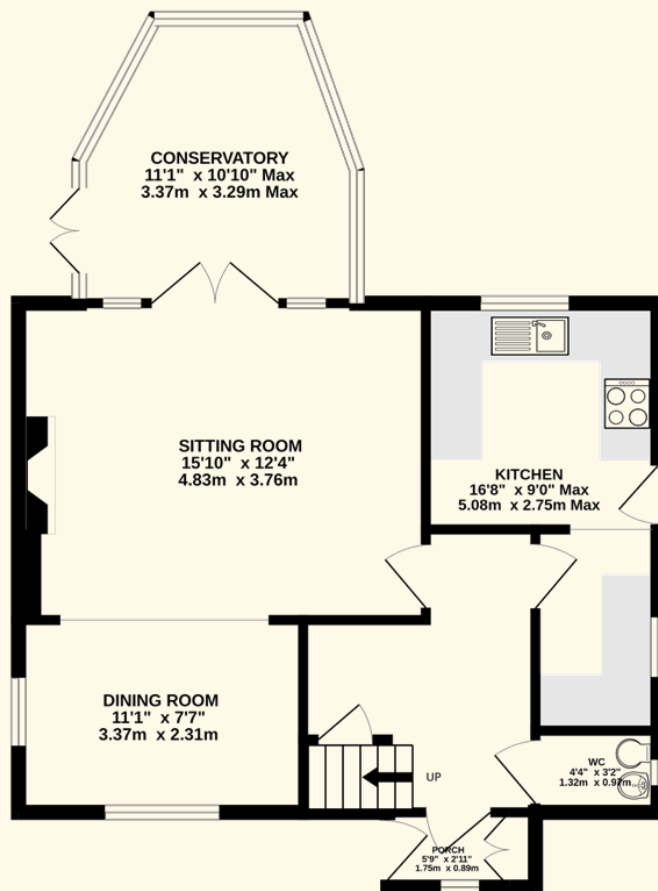
Agents Notes:

Please note there is a shared driveway.

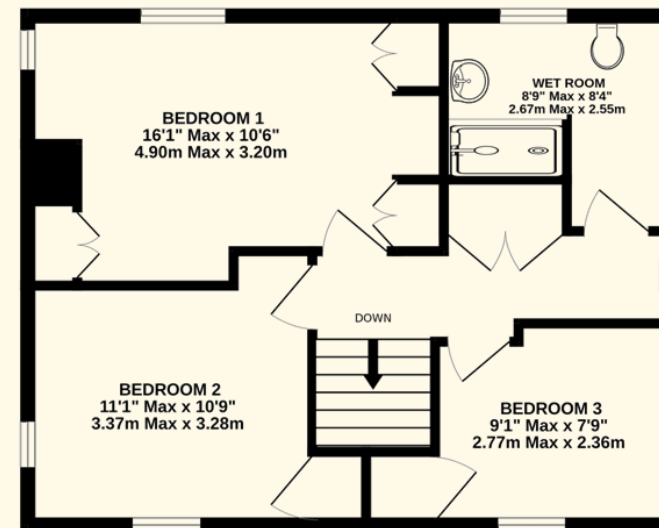
The solar panels are owned outright.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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