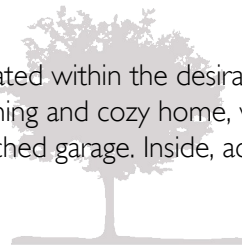




## Greenhayes, Shipton Gorge

OFFERED WITH NO ONWARD CHAIN is this semi-detached cottage, situated within the desirable village of Shipton Gorge and in a designated conservation area. While in need of a renovation, the home offers incredible potential to become a charming and cozy home, with wonderful views over the countryside creating a peaceful and picturesque setting, an enclosed side garden providing a private outdoor space and a detached garage. Inside, accommodation comprises of two reception rooms, kitchen, two double bedrooms and bathroom. EPC rating F.

Price guide £300,000





# St Francis Cottage Greenhayes, Shipton Gorge, DT6 4LU

## Situation

St Francis Cottage is located within Shipton Gorge, a charming village situated just under three miles east of the vibrant market town of Bridport. Shipton Gorge is a peaceful and picturesque village nestled in an Area of Outstanding Natural Beauty, set in the heart of the Bride Valley. The village has earned numerous community awards, including the title of Best Small Village in Dorset. It boasts a community-run Orchard and Village Pub (The New Inn), creating a strong sense of local connection. Residents and visitors alike can enjoy a variety of countryside walks, bridleways, a playing field, and a village hall. The stunning Hive Beach at Burton Bradstock is just a short distance away, and nearby schools are Burton Bradstock Primary and Sir John Colfox, located in Bridport.

## Accommodation

### Ground Floor

#### Entrance

A small entrance porch creates a space to decant outdoor wear before heading into the sitting room, first of two reception rooms.

#### Reception Rooms

The sitting room features a large fireplace and characterful wooden beams. An opening leads through to the second reception room, offering versatile use but with space for a dining table and chairs if desired.

#### Kitchen

The kitchen is fitted with a range of white wall and base level units with tiled splashback. Integral appliances include a single oven and hob.

#### Bathroom

Completing the ground floor is the bathroom, located adjacent to the kitchen and furnished with a suite including a bath, WC and wash hand basin.

### First Floor

#### Bedrooms

Both bedrooms are double in size whilst bedroom one further benefits from a selection of fitted wardrobes.

#### Outside

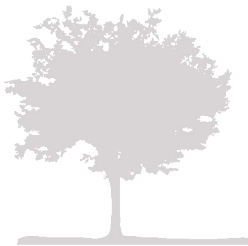
Externally, the home enjoys an enclosed side garden, with a variety of shrubs and trees and laid predominantly to patio. There is a detached garage also at the property.

#### Agents Notes

Please note the property is sold as seen.

Please also note the property is accessed via a private drive.

This property has an energy rating of F, meaning It cannot be let.



# St Francis Cottage Greenhayes, Shipton Gorge, DT6 4LU

## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

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

## Broadband

At the time of listing, both standard and superfast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

## Services

Mains electricity, water and drainage are connected. Partial 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 D.

## Viewings

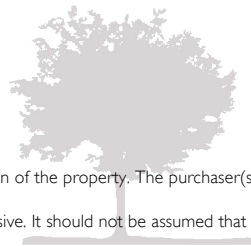
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

