



STAGS
FOR SALE
01308 428000

1
SUNNYSIDE



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Main Street, Chideock, Bridport, DT6 6JG

Seatown 1 mile. Bridport 3 miles. Lyme Regis 7 miles.

A charming and exceptionally spacious period stone cottage in this picturesque village, only one mile to the Jurassic Coast.

- Classic period cottage
- 2 Double bedrooms
- Kitchen/breakfast room
- Village and country views
- Picturesque village
- Exceptionally spacious 1060 sqft
- 2 Reception rooms
- Many character features
- Large rear garden
- Freehold. Council Tax Band D

Guide Price £275,000

THE PROPERTY

1 Sunnyside is a charming, chocolate box, period stone cottage in the picturesque village of Chideock. It is understood to date back to the 18th century with a modern single storey rear extension and is listed grade 2, of architectural or historic importance. The original cottage has main walls of solid stone under a thatched roof.

The property has been under the current ownership since 1997 and over the years a whole number of improvements have been carried out, whilst still retaining character style features, typical of its period, including exposed stone, exposed stone and beamed fireplace, beamed fireplace, window seats, feature ceiling beams, exposed brick chimney breast, wood panelling and cottage doors.

The cottage enjoys modern amenities including gas-fired central heating, well equipped solid oak fronted kitchen with electric hob, electric oven, integrated fridge/freezer, integrated slimline dishwasher and integrated washing machine, together with a period style modern bathroom and built-in wardrobes to both of the bedrooms.

Views are enjoyed over the village to the surrounding countryside and hills, including the well known viewpoint of Langdon Hill, which forms part of the National Trust Golden Cap Estate.



The property is a lot bigger than it seems from the front as it goes back some considerable depth and the well presented accommodation extends to:

Ground floor - Pillared thatched porch, reception hall, dining room/front reception room, living room, kitchen/breakfast room.

First floor - Landing, 2 double bedrooms, bathroom.

OUTSIDE

There are parish parking permits available for the car park adjoining the nearby Spar Shop (spaces subject to availability).

The cottage is set back with a small front garden with crazy stone paving behind low stone walls and a gate.

The rear garden is a further feature, being good sized and enjoying views over the village and the surrounding hills. Adjoining paved terrace with low brick walls, large area of lawn, ornamental lily pond, well-established shrubs and, at the far end, a large timber shed.

From the rear garden there is a pedestrian gate and right of way to Main Street through a neighbouring passageway.

SITUATION

The cottage is located in the heart of this popular, picturesque, village. The centre is principally made up of period houses and thatched cottages of a type for which the area is well known. There are excellent local amenities including a shop/Post Office, public houses, parish church and village hall plus regular bus services. The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB). The surrounding World Heritage coastline is very nearby at Seatown, with access to the beach and spectacular cliff walks through land owned or controlled by the National Trust. There are nearby public footpaths to open countryside and down to Seatown.

The thriving market town of Bridport is very nearby and the historic resort of Lyme Regis is only 15 minutes' driving distance.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 13Mbps and Superfast up to 79Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment through Stags Bridport.

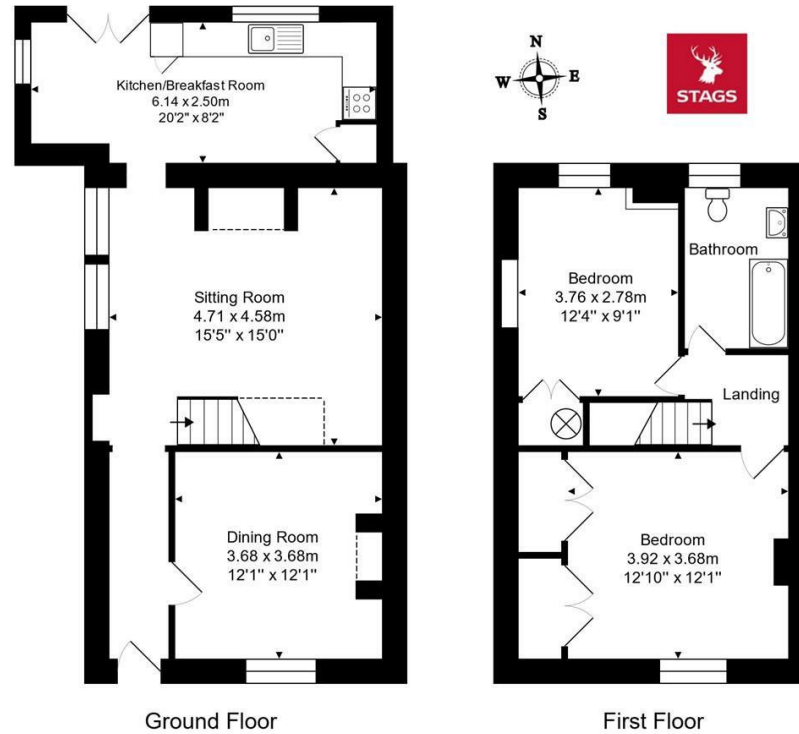
DIRECTIONS

From Bridport, proceed west along the A35 to Chideock. On entering the village, 1 Sunnyside is on the right, directly adjoining The George public house.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk





Total Area: 98.5 m² ... 1060 ft²

Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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