



Purbeck Cottage



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Shipton Lane, Burton Bradstock, Dorset DT6 4NQ

Jurassic Coast 1 mile. Bridport and West Bay 3 miles.

Attractive individual house, enjoying stunning views to the sea, in the highly sought after coastal village of Burton Bradstock.

- Attractive individual house
- Village, country and sea views
- Two reception rooms
- Backing onto fields
- First time ever on market
- Highly desirable village
- Three bedrooms, 2 bathrooms (1 ensuite)
- Enlargement potential
- In all about 1/10th acre
- Freehold Council Tax Band F

Guide Price £625,000

THE PROPERTY

Purbeck Cottage is an attractive individual detached house enjoying lovely far reaching views to the sea in the highly sought after coastal village of Burton Bradstock. It was traditionally built for the current family in circa 1983 and as the name implies the property has Purbeck stone faced elevations under a concrete tiled roof.

The accommodation is well presented and enjoys stunning views to the rear over Briar Valley and the village to the sea beyond. Features include gas fire central heating, hardwood leaded light style windows, newly fitted kitchen with electric oven and gas hob, natural stone open fireplace to the living room, newly fitted ensuite shower room and newly fitted bathroom.

The house offers excellent potential for enlargement subject to planning.

The accommodation currently comprises of:

Ground floor - pillared porch, reception hall, cloakroom, living room (semi open plan to dining room), dining room, kitchen

First floor - landing, very large main bedroom with ensuite shower room, two further bedrooms and bathroom



OUTSIDE

Standing on a good sized plot of about 1/10th acre.

The house is set well back on to a tarmac driveway, turning/parking area and access to the attached single garage.

The front garden is down to lawn and has side entrance access. The good sized rear garden backs onto fields and enjoys the wonderful country and coastal views with adjoining paved terrace and large lawn.

SITUATION

Purbeck Cottage occupies a lovely elevated setting backing onto fields with far reaching village, country and sea views. Burton Bradstock lies on the coast and is considered to be one of the most sought after and attractive villages in west Dorset. It is a conservation village and the centre consists of largely stone and thatched cottages, for which the area is particularly well known.

Excellent local amenities include a shop and garage, post office, library and public houses, church, village hall, primary school and bus services. There is also the very popular Hive Beach which forms part of the stunning Jurassic Coast. The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB).

Much of the coastline is either owned or controlled by the National Trust. There are nearby footpaths giving easy access to open countryside, down to the village, beach and clifftops. The thriving historic town of Bridport and the harbour coastal resort of West Bay, with its 18 hole golf course, are both within easy reach. The stunning coastal road is also near by giving access to the larger towns of Dorchester and Weymouth, both with mainline services to London.

SERVICES

All main services, Gas fired central heating.

VIEWINGS

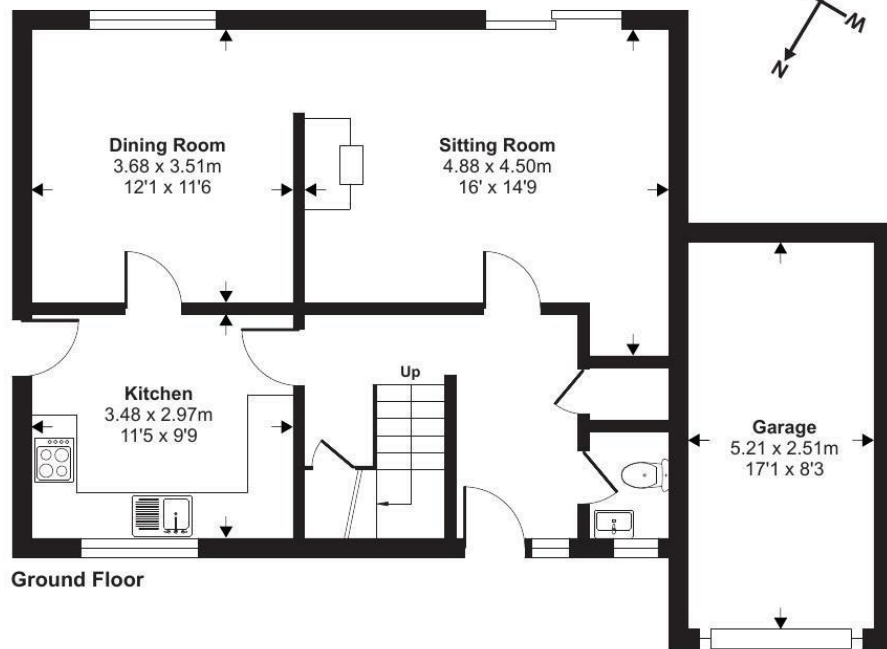
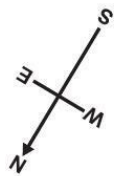
Strictly by appointment with Stags Bridport. Telephone 01308 428000.

DIRECTIONS

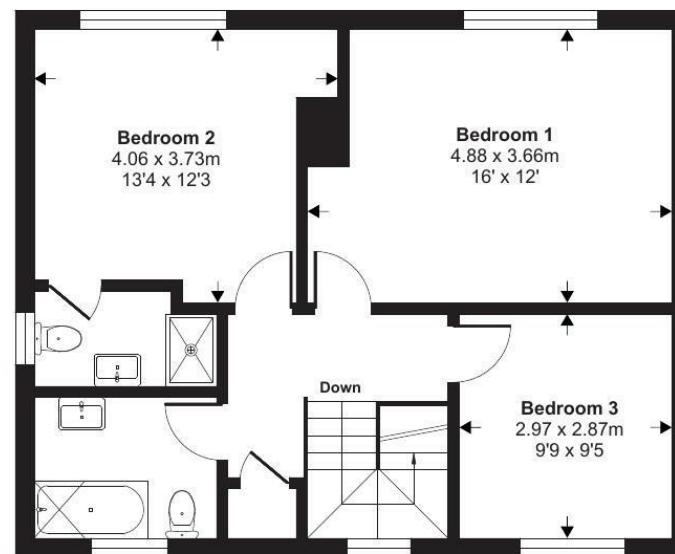
From Bridport follow the B3157 coast road towards Weymouth and on entering Burton Bradstock, turn left by the Anchor Inn. Continue up Shipton Lane and Purbeck Cottage will be seen after about 1/2 mile on the right.



Approximate Area = 1250 sq ft / 116.1 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1389 sq ft / 129 sq m
 For identification only - Not to scale



Ground Floor

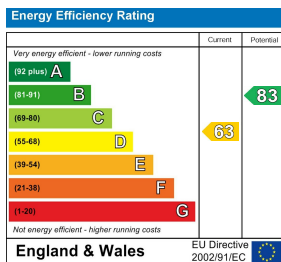


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2023. Produced for Stags. REF: 1067701

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