



9 Springfield



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Puncknowle, Dorchester, DT2 9TF

Bridport 6 miles. Coast 1.5 miles. Burton Bradstock 3 miles.

A very attractive and spacious detached stone house with annexe/studio enjoying lovely country views in this highly sought after and picturesque Bride Valley village only a few miles from the coast.

- Attractive detached house
- Spacious 1334 sq ft
- Lovely far reaching views
- Versatile accommodation
- Four/five bedrooms, two ensuite
- Annexe/ studio
- South facing garden onto fields
- Garage and parking
- Sought after village
- Freehold. Council Tax Band D

Guide Price £550,000

THE PROPERTY

9 Springfield is a very attractive and spacious detached Purbeck Stone house with a self contained annexe /studio. Set at the end of a quiet cul-de-sac in an elevated position enjoying views of the beautiful Bride Valley to the front and a sunny south facing garden to the rear overlooking fields.

Situated in the highly sought after and picturesque village of Puncknowle within the beautiful Bride Valley and just a few miles back from Chesil Beach.

The original house was built by the well known and award winning local builder CG Fry and Son Ltd in 1986.

Under the current ownership since 2009 it has been subject to extensive upgrading and alterations to create a self-contained annexe/studio suitable for a variety of purposes i.e. Airbnb, home office, guest suite, teenagers den.

The many excellent features include new anthracite coloured replacement UPVC sealed unit windows and matching front door, modern contemporary cloakroom, living room with parquet flooring and raised natural stone open fireplace, modern fitted kitchen with slate flooring, modern fully tiled family bathroom and modern ensuite shower room with Travertine flooring.

The accommodation is spacious and versatile enjoying wonderful views to the front over the Bride Valley and to the rear over the adjoining fields.

The lounge is light and spacious enjoying far reaching views of the valley to the front with double doors leading to a sunny conservatory with garden access to the rear. There is a spacious hallway with cloakroom and storage. The kitchen/diner is fully equipped with views over the rear garden and space for ample appliances. A door leading off from the main kitchen leads to a utility room with plumbing for a washing machine and tumble dryer with an internal door leading to the garage.



The First floor comprises of galleried landing with access to all bedrooms through the spacious hall.

The large Principal bedroom benefits from an ensuite shower room. There are 2 further double bedrooms plus one smaller single bedroom/study and a family bathroom.

Annexe/studio is on the ground floor and self-contained with its own external patio doors comprising – studio bedsit with lobby area (kitchenette potential) and modern ensuite shower room. It has been successfully let through Airbnb for the past 3 years and is known as The Bolt Hole, creating a good business opportunity

OUTSIDE

There is a tarmac driveway for two cars and additional off-road parking for two further cars, leading to a garage.

Front garden is lawned, there is a side gate leading to an enclosed garden for the annexe.

The rear garden is south facing backing onto fields with a paved terrace, low stone retaining walls and steps up to the main lawn.

SITUATION

Puncknowle is an attractive and peaceful village in a beautiful area known as the Bride Valley. The village has a thriving community and amenities include a thatched pub, church and village hall. The nearby village of Litton Cheney has a primary school, whilst within only 3 miles from the villages of Burton Bradstock and Abbotsbury, both with shops.

The area is designated as one of Outstanding Natural Beauty, and there are lovely country walks right on the doorstep. The stunning World Heritage Jurassic Coast/Chesil Beach is only a few miles away at West Bexington. The historic and thriving market town of Bridport is just 6 miles with excellent facilities and a modern leisure centre. Dorchester and Weymouth, both with London rail services, are only about 12 miles.

AGENTS NOTES

The property was taken on by the Associate Partner Martin Bowen-Ashwin who has lived in Puncknowle for 30 years and he would be very happy to talk to interested buyers about the property and the village.

SERVICES

Mains electricity, water and drainage . Electric heating

Broadband - Standard up to 1Mbps and Superfast up to 56Mbps.

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

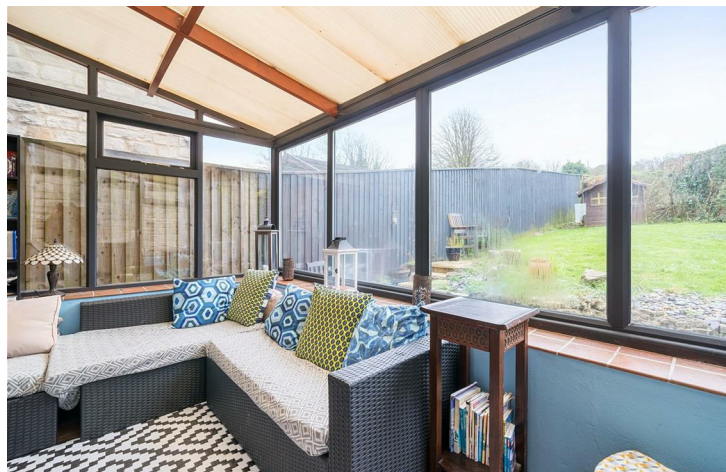
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment through Stags Bridport

DIRECTIONS

From Bridport, take the A3157 coastal road towards Weymouth. At Swyre, turn left signed Puncknowle. Proceed through the village, pass the Crown Inn, and take the first left into Looke Lane. After about 200 yards, turn right into Springfield, and the property will be found at the far end.

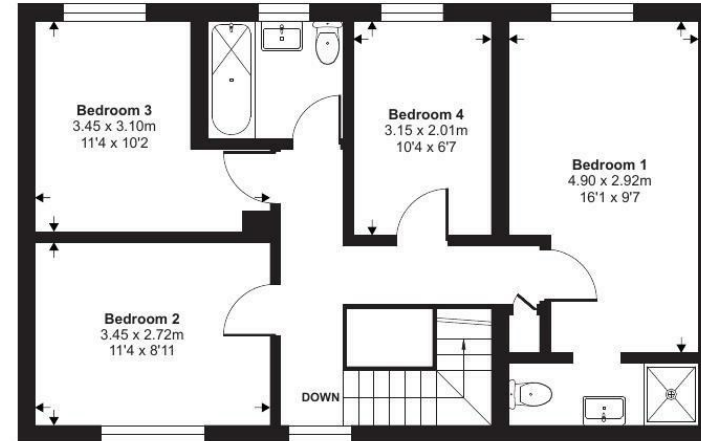
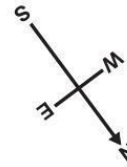


Approximate Area = 1334 sq ft / 123.9 sq m (includes annexe / bedroom 5)

Garage = 162 sq ft / 15 sq m

Total = 1496 sq ft / 138.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1071126

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(54-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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