



SUNNY CORNER



Sunny Corner,

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Church Street, Puncknowle, Dorset DT2 9BP

Chesil Beach 2 miles. Burton Bradstock 3 miles. Bridport 6

A very spacious and much improved individual detached bungalow in the popular and peaceful Bride Valley village of Puncknowle, close to the Jurassic Coast

- Detached individual bungalow
- 1/10 - 1/5 acre
- 3 Bathrooms (2 en-suite)
- Kitchen/breakfast room, utility
- Picturesque popular village
- Generous 1644sqft
- 4 Double bedrooms, dressing room / study
- 2 Reception rooms
- Well stocked gardens
- Freehold. Council Tax Band C. EPC C

Guide Price £595,000

AGENTS NOTE

The ramp in the living room is freestanding and easily removed.

THE PROPERTY

Sunny Corner is a very attractive and very spacious individual, detached, bungalow in this highly sought after Bride Valley village. It dates back to 1965, with attractive natural stone elevations. Under the current ownership since 2001, the property has been subject to extensive enlargement and improvement to provide a very spacious bungalow with all modern amenities.

The excellent specification includes oil-fired central heating with modern external boiler, uPVC sealed unit windows/doors, PV panels generating excellent revenue and free electricity, well equipped kitchen with extensive units and comprehensive integrated appliance – electric oven, electric induction hob, dishwasher – well equipped utility room with space for washing machine, tumble drier and fridge/freezer and modern bathroom/en-suite shower room fittings.

The accommodation is both extensive and versatile with potential to create a small annexe. To the rear there are lovely long range views over the Bride Valley.

The accommodation extends to entrance lobby, reception hall (access to large loft, which is boarded plus power and light), living room, bedroom 4/office, kitchen/breakfast/family room, utility, principal bedroom suite – dressing/office/study, bedroom en-suite wet room, bedroom 2 with en-suite wet room, two further bedrooms, bathroom with sky tube.

The bungalow also features good off-road parking, carport and well stocked, secluded, gardens.



OUTSIDE

The bungalow stands on a good sized plot of around one-tenth/one-fifth of an acre.

Large in and out driveway with raised flower, shrub and vegetable beds plus a large side carport. Pedestrian rear access.

The rear garden is good sized, private and enjoys far-reaching views over the Bride Valley, full width raised timber decking with timber shed and ramp pathways, good sized area of lawn together with a whole range of flower and shrub beds plus mature trees including magnolia and wisteria/rose-clad arbour, mature palm tree, apple, pear and crab apple trees and fruit/raspberry bushes, second shed and large timber workshop/summerhouse with external power points.

SITUATION

Sunny Corner is pleasantly located on the western side of the village centre and with a nearby public footpath giving access to open fields and down to the coast. Puncknowle is an attractive 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. Bus services are available in the neighbouring village/coastal road in Swyre. The nearby village of Litton Cheney has a popular primary school, whilst the coastal villages of Burton Bradstock and Abbotsbury are both within only a few miles, with local facilities.

The area is designated as being an Area of Outstanding Natural Beauty (AONB) and the World Heritage coastline/Chesil Beach is very nearby at West Bexington. The thriving historic town of Bridport offers excellent facilities, a twice weekly market and a leisure centre. There is a golf course at the coastal resort of West Bay. Dorchester and Weymouth are both about 12 miles, with rail services to London.

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SERVICES

Mains electricity, water and drainage. Oil-fired central heating. PV panels.

Broadband - Standard up to 29Mbps.

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).

VIEWING

Strictly by appointment through Stags Bridport.

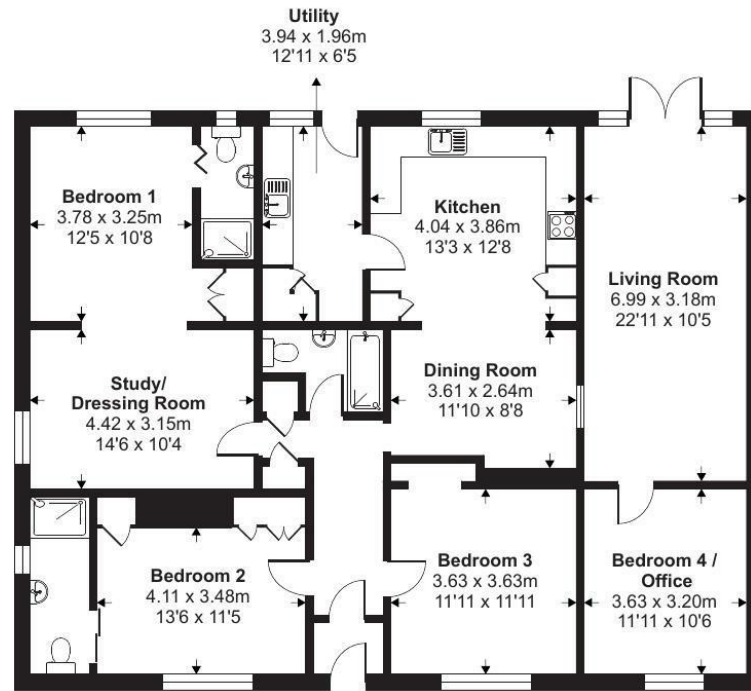
DIRECTIONS

From Bridport, take the B3157 coastal road towards Weymouth. Proceed through Burton Bradstock and onto Swyre. Turn left, signed Puncknowle. On passing the village sign, Sunny Corner is about 0.2 miles on the left (some 0.2 miles before the church/pub).





Approximate Area = 1644 sq ft / 152.7 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nldcom 2023. Produced for Stags. REF: 1047863

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(54-68) D			
(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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