



Seine Cottage,



# Seine Cottage,

46, Darby Lane, Burton Bradstock, DT6 4QX

Heart of old village. The beach 1 mile. Bridport 3 miles.

A picture postcard stone and thatched cottage in a very picturesque location in the old part of this highly sought after coastal village.

- Charming cottage
- 2 Bedrooms
- Fitted kitchen
- Courtyard
- Highly sought after village
- Many character features
- Living/dining room
- Shower room
- Picturesque setting
- Freehold. Business rates currently payable (realise my be available)

Guide Price £435,000

## THE PROPERTY

Seine ( Seine is a method of fishing that employs a surrounding net ) Cottage is a charming classic chocolate box/picture postcard former fisherman's cottage, in the favoured old part of this highly sought after coastal village of Burton Bradstock. It is understood to date back to the 18th century, having main walls of natural stone under a thatched roof and is listed grade 2 'of architectural or historic importance'. Under the previous ownership the cottage was subject to extensive refurbishment, including complete rethatching. Under the current ownership since 2005, the property has continued to be well maintained.

The attractive and well presented accommodation offers a host of character features, typical of its type, including small paned timber windows, exposed beams, stone and beamed fireplace, window seat, deep sill windows, cottage doors and a rear stable door. Modern amenities include gas-fired central heating, well equipped kitchen with solid oak fronted units, electric oven, electric hob, cooker hood, plus space for washing machine and slimline dishwasher, and a fully tiled shower room with walk-in mains shower.





Ground floor - 'L' shaped living/dining room, kitchen with rear lobby

First floor - Landing, 2 bedrooms, shower room

#### OUTSIDE

There is on lane parking, subject to availability, in Church Street.

At the rear is a small stoned walled courtyard, which is paved. Seine Cottage has a pedestrian right of way across the neighbouring cottages, Lerrett and Thatch End, onto Darby Lane.

#### AGENTS NOTES

The adjoining righthand cottage – Lerrett Cottage – has a flying freehold over Seine Cottage. The cottage is available to buy either with vacant possession or with the ongoing holiday bookings at the end of September 2024.

#### HOLIDAY LETTING BUSINESS

Seine Cottage is successfully let for holiday lettings and excellent revenue has been generated. The current holiday letting agency is [holidaycottages.co.uk](http://holidaycottages.co.uk). The property is available as a going concern with ongoing bookings and contents by separate negotiation.

#### SITUATION

Seine Cottage occupies a very picturesque and peaceful position in the favoured old part of the village, just back from the church. Burton Bradstock lies on the coast and is considered to be one of the most attractive villages in West Dorset. It is a conservation village and the centre consists largely of period stone and thatched cottages, for which the type is particularly well known. There are excellent local amenities including a shop/garage, Post Office, library, public houses, church, village hall, primary school and bus services. There is an excellent beach which forms part of the Jurassic Coast. Virtually on the doorstep is a public footpath giving easy access to open countryside and to the beach and clifftops beyond.

The thriving market town of Bridport and the harbour/coastal resort of West Bay are both within only a few miles. The beautiful coast road is also nearby, giving easy access to the larger towns of Dorchester and Weymouth, both with mainline rail services to London.

#### SERVICES

All mains service. Gas fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 62Mbps.

Mobile phone service providers available are Three, O2 and Vodafone for voice and data services inside and outside, EE 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 (subject to bookings/Saturday changeover day) with Stags Bridport.

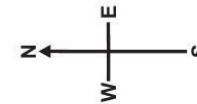
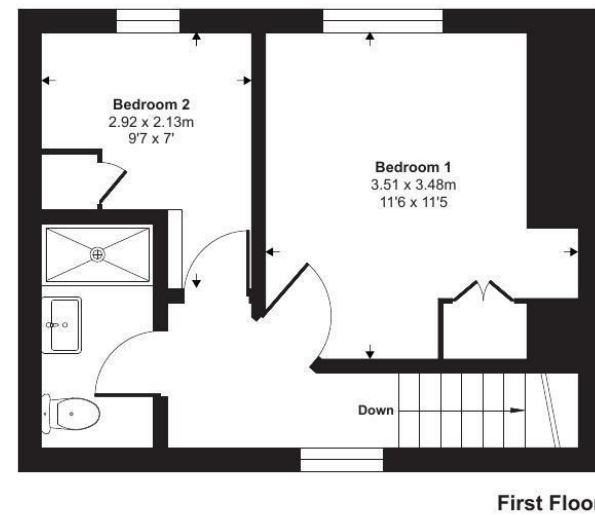
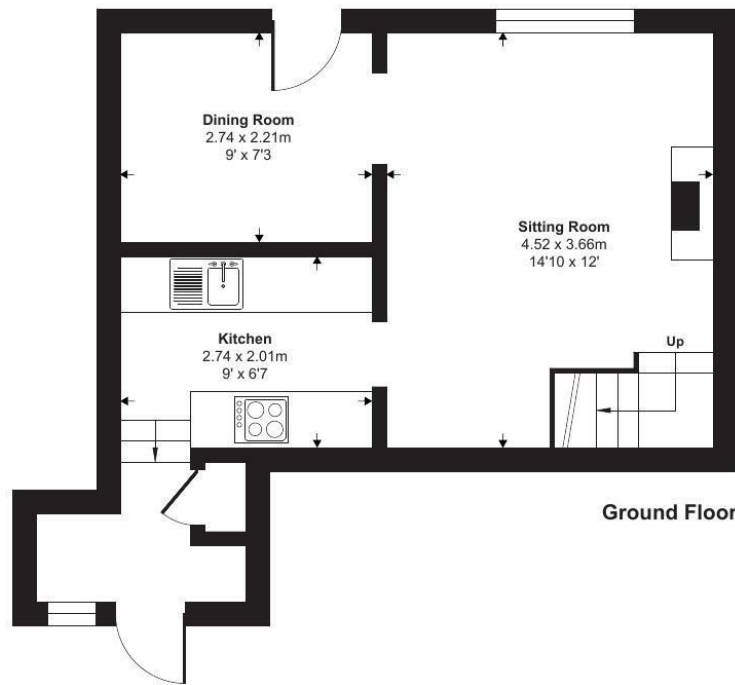
#### DIRECTIONS

From our office proceed down South Street and at the roundabout take the 2nd exit to Burton Bradstock. At the Anchor public house turn left in Shadrach and immediately right into Church Street. Continue past the green on the left and Darby Lane is the next left.



Approximate Area = 632 sq ft / 58.7 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). ©nchecom 2024. Produced for Stags. REF: 1101319

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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