



Manor Cottage,



# Manor Cottage,

Church Street, Burton Bradstock, DT6 4QD

Heart of Village/Beach ¾ mile. Bridport 3 miles.

A charming detached period stone cottage with a garage/studio annexe in a picturesque location in the heart of this highly sought after coastal village.

- Classic period cottage
- 3 Double bedrooms
- 2 Reception rooms, kitchen/breakfast room
- South-facing garden
- Highly sought after village
- Garage/studio annexe with parking space
- 2 Bathrooms (1 en-suite)
- Host of character features
- No forward chain
- Freehold. Council Tax Band F

Guide Price £715,000

## THE PROPERTY

Manor Cottage is a classic/picture postcard detached period cottage, together with a separate garage/studio annexe, enjoying private and well stocked south-facing gardens in a very picturesque setting, in the heart of this highly sought after coastal village. It is very historic, dating back to the 17th century and formerly a farmhouse. The cottage originally belonged to the Pitt River Estate and is listed grade 2 'of architectural or historic importance', it also lies within the village Conservation Area. The cottage and annexe building have main walls of solid stone under thatched roofs.

Manor Cottage has been under the current ownership since 1991 and over the years a whole number of improvements have been carried out. Although clearly well loved and maintained over the years, the cottage and annexe would now benefit from general upgrading.

The well proportioned accommodation faces south to the rear and has a whole number of character features, typical of its age and type, including exposed beams, solid wood front door, natural stone fireplace, window seats and small paned timber windows. The kitchen/breakfast room has an oil-fired Aga and there is oil-fired central heating, although the boiler is no longer working.



The annexe building (most likely formerly a farm building) offers great potential for a whole range of uses ie as a playroom/office or conversion to a small guest suite/letting annexe etc., subject to any necessary consents

**ACCOMMODATION – See floorplan**

**OUTSIDE**

Large integral garage/studio annexe with parking to front and in addition there is on-street parking within Church Street, subject to availability.

The rear garden is a further feature being good sized, south-facing, private and very well stocked, comprising a full width adjoining terrace, lawn, a whole variety of flower and shrub beds, small vegetable patch, large lean-to concrete block and timber store and large stone shed/workshop.

**SITUATION**

Manor Cottage enjoys a picturesque setting within the old heart of the village and close to all the amenities. 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 area 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 stunning Jurassic Coast. Virtually on the doorstep are public footpaths 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 easy reach. The beautiful coastal road is also nearby giving easy access to the larger towns of Dorchester and Weymouth.

**SERVICES**

Mains electricity, water and drainage. Oil-fired central heating (boiler removed as no longer functional). Mains gas available nearby.

Broadband - Standard up to 19Mbps and Superfast up to 80Mbps. Mobile phone service providers available are O2, Three and Vodafone for voice and data services inside and outside, EE voice and data services 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).

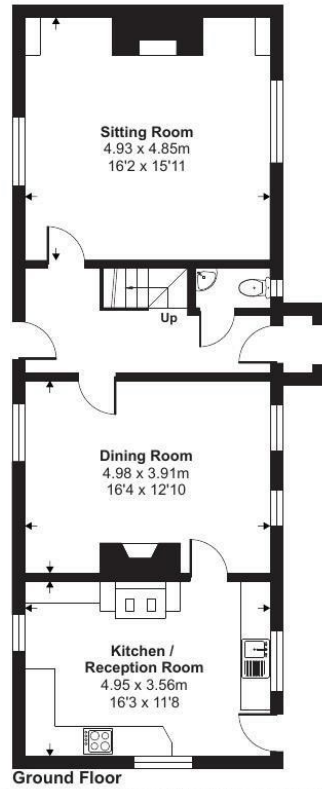
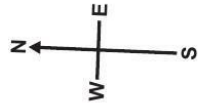
**VIEWINGS**

Strictly by appointment with Stags Bridport.

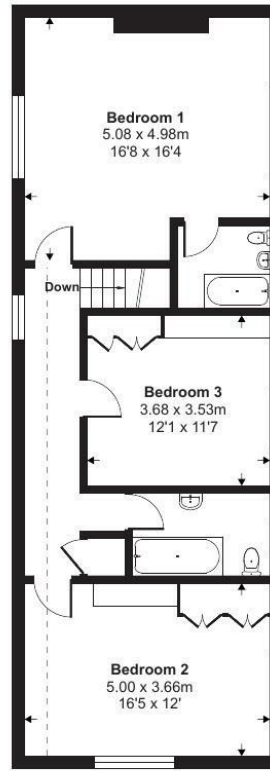
**DIRECTIONS**

From Bridport follow the B3157 coast road to Burton Bradstock. On entering the village turn left by the Anchor public house and immediately right into Church Street. Manor Cottage is seen after a short distance on the right, on the corner of Donkey Lane.

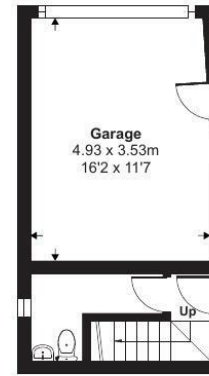




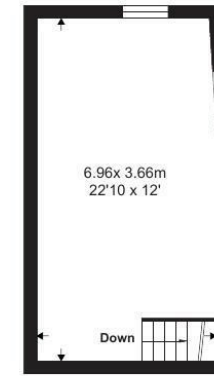
Ground Floor



First Floor



Annexe Ground Floor



Annexe First Floor

Approximate Area = 1557 sq ft / 144.6 sq m  
Limited Use Area(s) = 49 sq ft / 4.5 sq m  
Garage = 192 sq ft / 17.8 sq m  
Annexe = 342 sq ft / 31.7 sq m  
Total = 2140 sq ft / 198.8 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: 1106493

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