



Ingleside



# Ingleside

12 Warne Hill, Bridport, Dorset DT6 4AQ

1 mile to the sea

A superb detached family house with high ceilings and period features, four double bedrooms and three receptions.

- Four double bedrooms
- Ample parking on driveway and double garage
- Three reception rooms
- Kitchen/diner
- Utility room and walk-in pantry
- Wrap-around gardens
- Freehold
- Council Tax band E

Guide Price £795,000

## SITUATION

The property is situated on the edge of the bustling and vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.



## DESCRIPTION

A superb detached family house with high ceilings and period features including bay windows, feature fireplace, beamed ceilings, deep skirting boards and an impressive entrance hall with Victorian tiled floor.

## ACCOMMODATION

The main living areas briefly comprise a sitting room with feature fireplace and bay window, dining room, family room, utility/boot room and beautiful kitchen/diner with walk-in pantry. Upstairs are four double bedrooms, family bathroom and ensuite shower room to the principle bedroom.

Outside the gardens wrap-around the house, with a covered seating area behind the kitchen, terraced area to enjoy al fresco dining and a large driveway with parking for several cars and a double garage.

## SERVICES

All mains services, gas fired central heating, mains drainage and water.

Broadband - Standard up to 17Mbps and Superfast up to 76Mbps.

Mobile phone service providers available are O2, Three, EE 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).

## DIRECTIONS

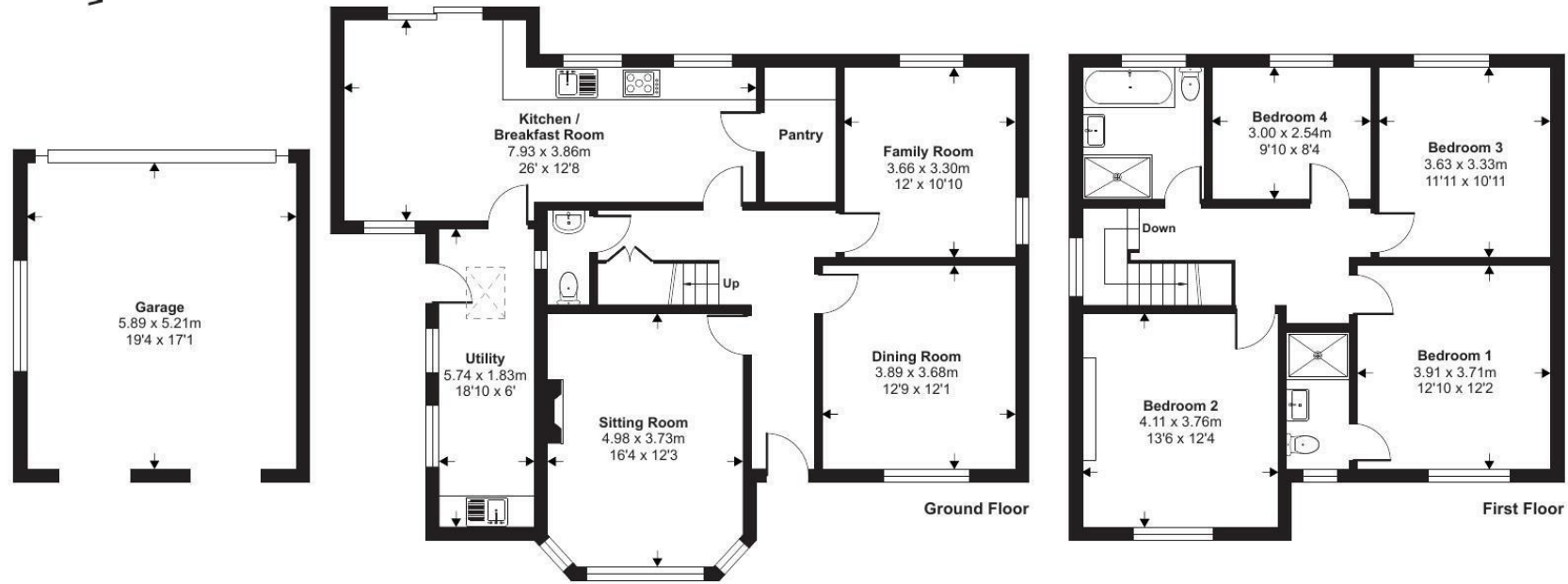
Heading towards Bridport on the A35, Warne hill will be found on your right hand side before the East Road Roundabout. The property will be found at the far end of Warne Hill as far as you can go.

## VIEWINGS

Contact Stags Bridport to arrange an accompanied viewing.



Approximate Area = 1903 sq ft / 176.8 sq m  
 Garage = 329 sq ft / 30.6 sq m  
 Total = 2232 sq ft / 207.4 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: 1094230

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		78
(54-68)	D	57	
(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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