



Halcyon



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Burton Road, Bridport, DT6 4JF

1 mile to the coast!

A rare opportunity to purchase a substantial detached house on the edge of Bridport town with large gardens.

- Detached House
- Large gardens
- Sea views!
- Freehold
- Annexe potential
- Single Garage and driveway
- Chain free
- Council tax band F

Guide Price £700,000

## Situation

The house is ideally located on the edge of Bridport on a very popular, established road of quality, individual properties. It is within walking distance of the glorious Jurassic Coast as well as the town's enviable variety of shopping, leisure and cultural experiences which include a twice weekly street market, Arts Centre, an active and friendly community and schools for children of all ages. The area is also known for its fantastic walks with the South West Coast Path passing through West Bay. Slightly further afield, both Lyme Regis and the County Town of Dorchester are both within easy reach.

## Description

A rare opportunity to purchase a substantial detached house on the edge of Bridport town with large gardens offering much potential to upgrade and create a fantastic family house with distant sea views, parking and garage.



## Accommodation

Offering flexible accommodation with light and airy rooms arranged over two floors. The ground floor comprises an open plan kitchen dining room with views over the garden at the front and a large sitting room with glass doors out to the garden, utility and WC. Two double bedrooms, kitchen and shower room form accommodation which could be used as a separate annex. Upstairs are three bedrooms, two of which enjoy sea views, and a family bathroom.

Outside are large wrap around gardens mainly laid to lawn with borders containing well-established shrubs, trees and perennial planting. At the rear is a productive kitchen garden, single garage and driveway. The driveway has shared access with the property next door.

## Services

Gas fired central heating, drainage, electric and water.

There is a solar tubing system for heating water in place, currently disconnected, but can be reconnected if desired. Broadband - Standard up to 7Mbps and Superfast up to 49Mbps.

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).

## Directions

From central Bridport proceed onto Burton Road in an Easterly direction. The property will be accessed via a turning on your left hand side to 'Wych Hill' the driveway is shortly on your right hand side.

## Viewings

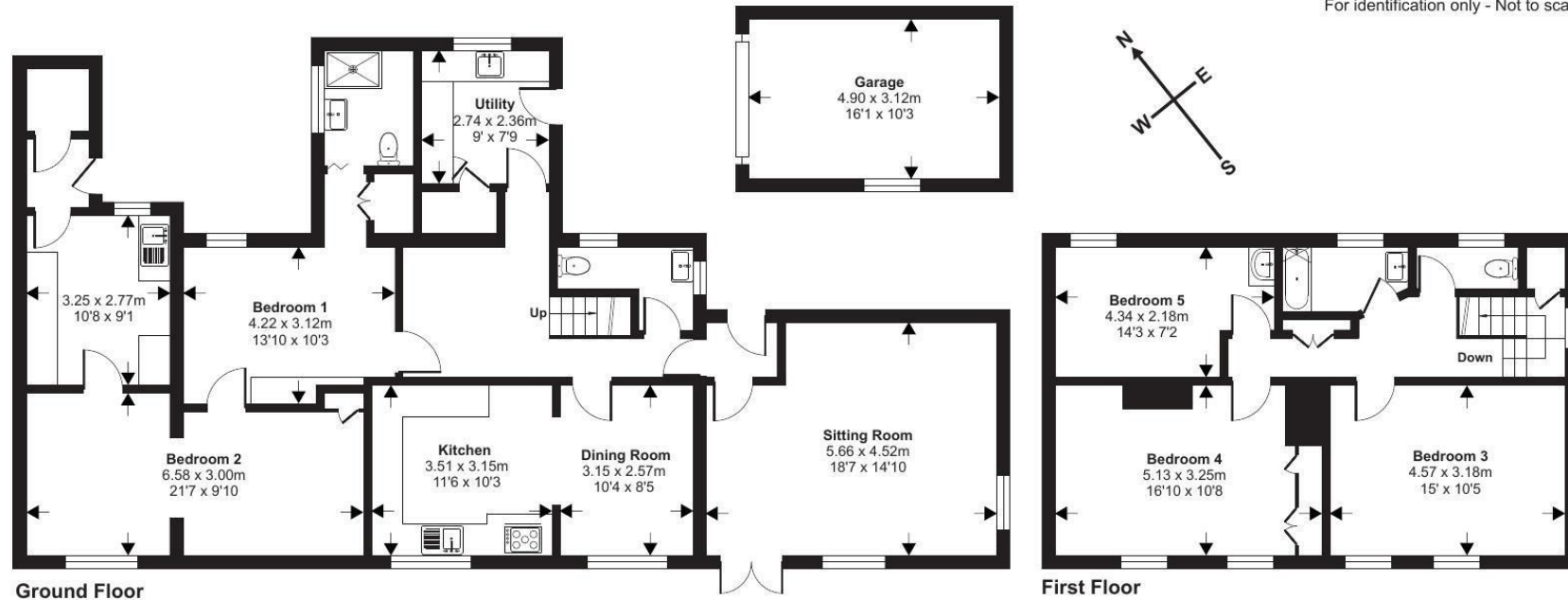
Strictly via the selling agent.

## Agents note

The property is being sold for a deceased estate and is in the process of being registered for the first time, probate is underway but not yet granted. Our agents will be able to provide updates as matters progress.

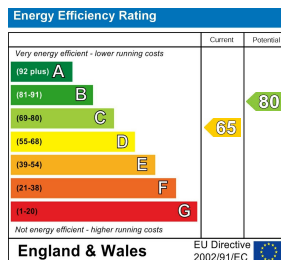


Approximate Area = 1996 sq ft / 185.4 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 2159 sq ft / 200.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1092943

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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