



Sparacre House



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Coneygar Hill, Bridport, Dorset DT6 3BB

1 mile to the sea, walking distance to town

A rarely available opportunity to own a substantial house in a highly sought after location within Bridport Town offering much flexibility to create a home to suit your needs.

- Secluded yet central location
- Highly sought after area and rare opportunity
- Victorian Gentleman's residence
- Six bedrooms, several receptions
- Flexible and elegant accommodation
- Sea and town views
- Driveway, garage and parking
- Freehold
- Council tax band F
- Not listed (in conservation area)

Guide Price £950,000

SITUATION

Coneygar Hill is a highly sought after private residential area, with properties rarely coming to market. It is just to the north of the town and within easy reach of the centre. Millennium Walk is very nearby with a footpath leading up Coneygar Hill. Bridport is a thriving and historic market town offering an excellent range of shopping, business and leisure facilities. Good local schools are very nearby. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB). West Bay and the stunning Jurassic Coast is within only a few miles. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach, with mainline rail services to London.

DESCRIPTION

An elegant Victorian Gentleman's residence offering spacious, light and flexible accommodation with 1/3rd acre of established gardens, outbuildings and ample parking. Owing to its commanding and elevated position, there are beautiful views over the town to the sea. Tucked away in a very private location, it is still within easy walking distance of the amenities in Bridport Town. With wonderful high ceilings, large sash windows, open fireplaces, parquet flooring and wood panelling, the house has retained many of its charming original features.



ACCOMMODATION

The accommodation is arranged over four floors making this an exceptionally flexible space to arrange to suit your needs. Presently, the lower ground floor houses the kitchen (with enviable walk-in larder), dining room and snug, with access to outside, gardens, courtyard and the various outbuildings.

The ground floor is entered via an impressive entrance hall with sweeping staircase giving access to the two main reception rooms, both with parquet flooring and fireplaces. The sitting room boasts stunning wood panelling to the walls and a bay window enjoying a garden aspect. In addition to the main receptions are a conservatory and study, as well as a WC.

On the first floor are two similarly sized bedrooms with fantastic garden and sea views, the principle bedroom with a walk-in dressing room and a spacious family bathroom. Whilst the second floor houses two double bedrooms and a smaller single as well as a shared bathroom, again with superb views out to sea.

Outside, the gardens amount to about one third of an acre with a sunny central lawn (formerly used for lawn tennis!) and a lower tier for growing fruit and vegetables within a walled garden.

Of note are the impressive beech and pine trees which are considered civic amenities and are visible from West Bay. Victorian stables offer potential for development (subject to necessary consents). The stables are currently used as stores.

The driveway offers parking for several vehicles in addition to a single garage.

SERVICES

Mains gas, drainage and water.

Broadband - Plusnet FTTC. Upload to 18Mbps. Download up to 60Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

The property is not listed but does fall in a Conservation Area.

Some trees have preservation orders (TPOs).

DIRECTIONS

On St. Andrews Road, after Peelers Court (retirement apartments), there is a private, unmarked lane, leading up Coneygar Hill. Sparacre House is the first house on the left up the lane.

Whatthreewords: pricing.cackling.hills

VIEWINGS

Strictly accompanied via the selling agent Stags, Bridport.



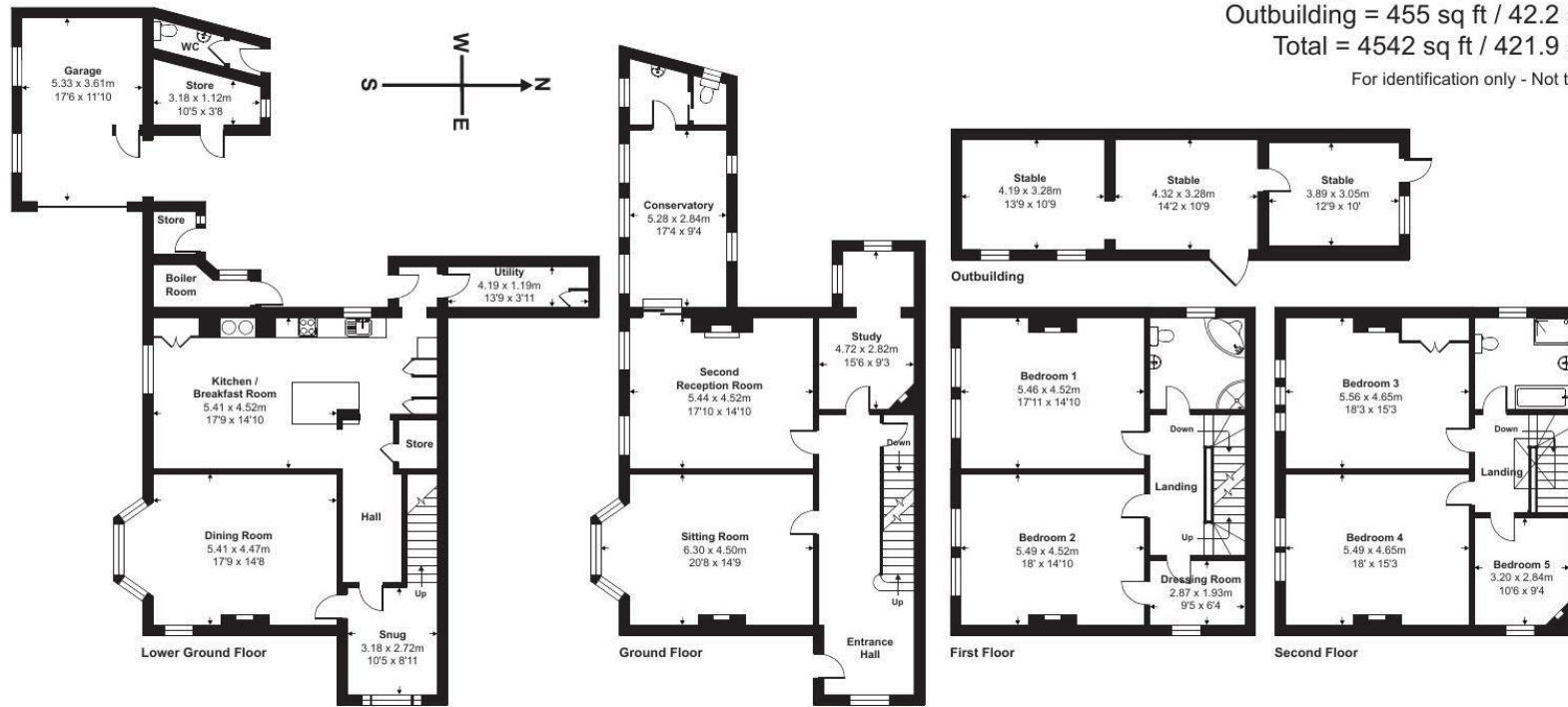
Approximate Area = 3874 sq ft / 359.9 sq m (excludes boiler room / stores / wc)

Garage = 213 sq ft / 19.8 sq m

Outbuilding = 455 sq ft / 42.2 sq m

Total = 4542 sq ft / 421.9 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). ©n/checom 2024. Produced for Stags. REF: 1104641

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		77
(54-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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