



6 Tannery Road



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Bridport, Dorset, DT6 3TP

Bridport Town Centre. West Bay/Jurassic Coast 2 miles.

A very attractive period town house within the heart of the town centre.

- Substantial period house
- Many character features
- Principal bedroom with dressing room/bath area
- 2 Further bedrooms
- Living room with wood burner
- Kitchen/dining room, utility
- Spacious 1528 sq ft
- Award winning south-facing courtyard garden

Guide Price £575,000

THE PROPERTY

6 Tannery Road is a very attractive attached period town house, in a highly convenient location within the heart of the town centre and close to all the amenities. It is believed to date back to circa 1775 and was originally two cottages which were thatched. The property is listed grade 2, of architectural or historic importance. The house has attractive classic rendered and colour-washed elevations under a slate roof with timber windows.

Under the current ownership since 2008, the house has been subject to comprehensive, yet sympathetic, refurbishment to a very high standard. Improvement works include replacement of the timber windows, some six years ago, replacement of the gas central heating boiler, again some six years ago, a bespoke kitchen with oak worktops, stoneware sink, cooker range and integrated dishwasher plus Travertine tiling and attractive bathroom/shower room fittings. There are also a whole number of character features, typical of its period, including window seats, exposed beams, cottage doors

The well presented accommodation is arranged over three floors, principally faces south and enjoys views over the rooftops to the church.



Briefly extending to:

Ground floor – Long conservatory, utility and cloakroom (subject to a flying freehold), living room, kitchen/dining room with wood burner.

First floor - Landing, two bedrooms, bathroom and separate shower

Second floor - Landing, very large main bedroom suite (formerly two bedrooms that can easily be put back to create a fourth bedroom) – comprising large bedroom with dressing room/bath area plus under-eaves storage and loft space.

OUTSIDE

There is no off-road parking, although there are a number of car parks nearby with permits available.

The wonderful courtyard garden, which lies to the front, is a particular feature of the property. A beautiful garden has been created and under the BBC Gardeners World the owners were finalists in 2020 for 'Garden of the Year/Award Winning Creative Gardener'.

The garden is cleverly designed and planned, being well screened from the lane and very well stocked featuring a whole range of shrubs, palm tree, paved terrace and seating areas, stone and brick walls plus picket fencing and a timber shed.

SITUATION

Occupying a convenient location within the heart of Bridport town centre and very close to a whole range of amenities, including Waitrose supermarket. Bridport is a thriving and historic market town with an excellent range of shopping facilities including national and independent retailers, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool. Extensive street markets are held twice weekly. West Bay is very nearby, forming part of the stunning Jurassic Coast World Heritage Site and the West Dorset area as a whole, is designated one of outstanding natural beauty (AONB). The property is located in a Conservation Area.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

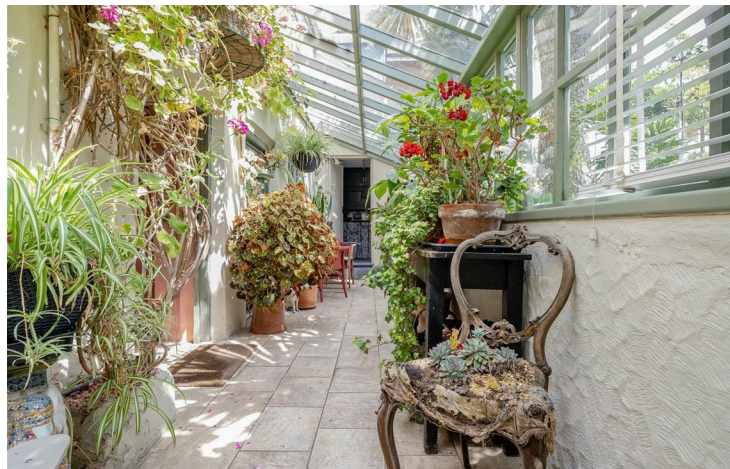
Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside, while EE and Three are limited for voice and data services inside, but likely for both services outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions 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 Town Hall proceed down West Street and at the mini-roundabout turn left into Tannery Road. Bear left and the property is seen after a short distance on the left.



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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