



Coneycote





# Coneycote

6 Coneygar Park, Bridport, DT6 3BA

Town Centre 0.25 miles. West Bay/Jurassic Coast 2 miles.

A very attractive individual detached bungalow with auxiliary accommodation/potential annexe in a highly sought after and peaceful private estate close to the town centre.

- Attractive individual bungalow
- Distant sea views
- 2 Reception rooms
- South facing gardens
- Close to town
- Auxiliary accommodation/potential annexe
- 3 Bedrooms, 2 bathrooms
- 1 Bed annexe
- In all about 1/5 acre
- Freehold. Council Tax Band E

Guide Price £695,000

## THE PROPERTY

Coneycote is a very attractive, individual detached bungalow with detached auxiliary accommodation/potential annexe, set in large south facing gardens enjoying distant views to the sea, in a highly sought after and secluded, private, residential area within easy walking distance of Bridport town centre.

It was understood to have been built in 1972 within the former grounds of Coneygar House, having reconstituted stone-faced elevations. The bungalow enjoys a very sunny and private south facing rear aspect with views over the town down to West Bay, East Cliff and the sea.

The accommodation is very versatile and has the added benefit of a detached building/former apple store within the rear garden, ideal for a whole range of uses ie auxiliary accommodation, potential annexe, working from home, holiday or long term letting unit etc., (subject to any necessary planning consent).

The bungalow features gas-fired central heating with a modern boiler, solar panels for supplementary hot water, uPVC windows/doors, modern fitted kitchen with beech solid worktops, electric oven, electric ceramic hob, microwave and space for slimline dishwasher, modern bathroom and shower room, together with laminate flooring to the principal reception rooms, ceramic tiled flooring to the kitchen and fitted carpets throughout most of the balance.





The accommodation extends to:- The bungalow - recessed entrance porch, lobby, reception hall, living room with patio doors and wood burner, dining room, kitchen/breakfast room, principal bedroom with en-suite bathroom/shower room, two further bedrooms, shower room, office/utility (former attached garage) with stoneware sink and patio doors. The annexe - kitchenette/living room with shower cubicle, bedroom, WC.

## OUTSIDE

Coneycote is set well back and secluded. There is a nearby private shared footpath giving access down to St Andrew's Road and the town beyond.

The property is approached through double metal gates onto a driveway with parking area, carport and rear conservatory/plant room. There is a small area within the parking/courtyard area with raised beds. The rear garden is a further feature, being south facing, enjoying the distant views to the sea. Good sized garden, which is well stocked and comprises paved terrace, flower and shrub beds, large lawn and greenhouse.

## SITUATION

Coneygar Park is a highly sought after private residential area, 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. 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.

## SERVICES

All mains services. Gas-fired central heating to both the bungalow and the annexe (separate systems).

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

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).

## VIEWINGS

Strictly by appointment through Stags Bridport.

## DIRECTIONS

From Bridport Town Hall, proceed along West Street and take the 1st available right into Victoria Grove. Follow this road for about ¼ mile and turn right into Coneygar Road. After about ¼ mile turn right into Harley Road and 2nd right signed Coneygar Park. Continue to the far end and Coneycote is found on the left.



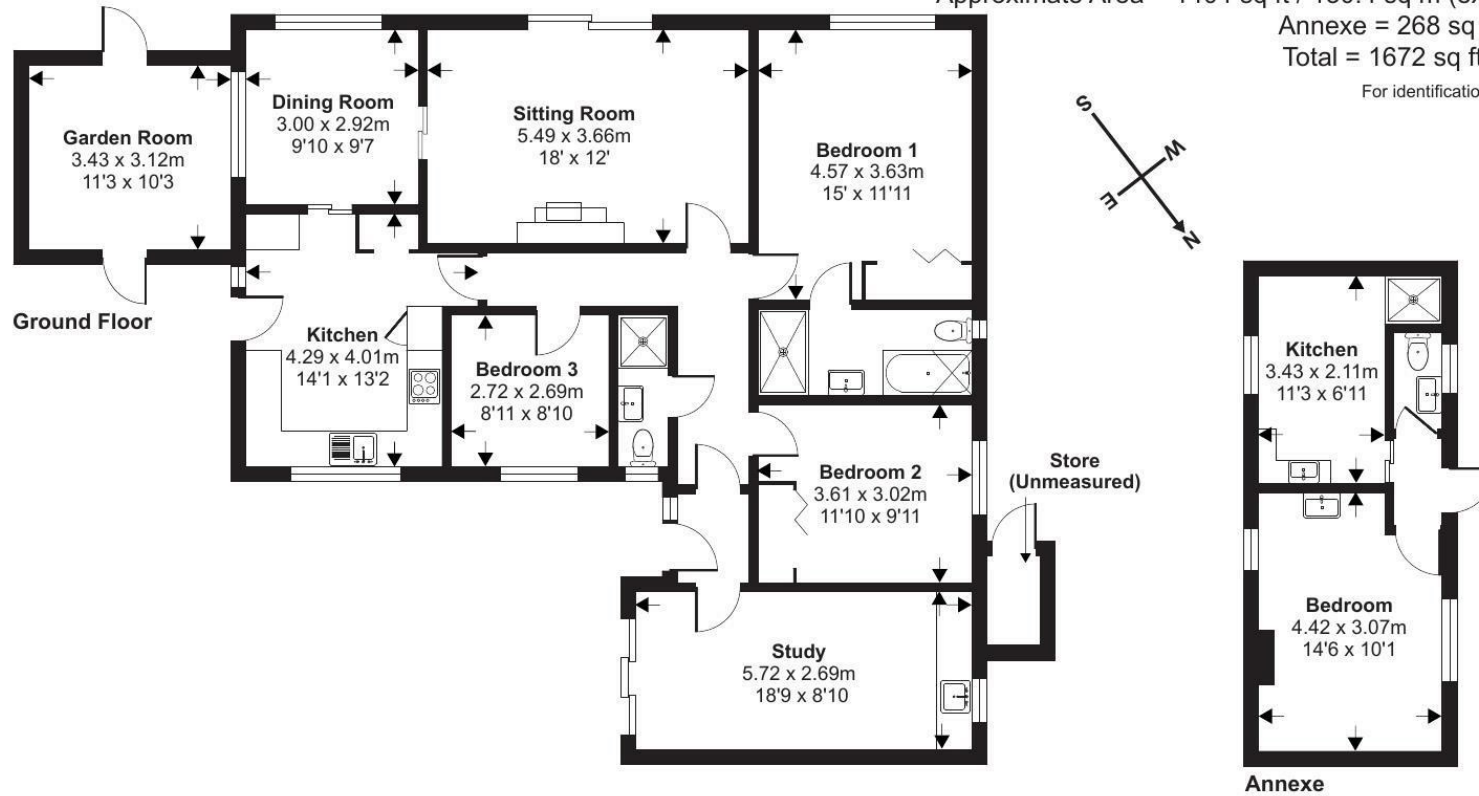


Approximate Area = 1404 sq ft / 130.4 sq m (excludes store)

Annexe = 268 sq ft / 24.8 sq m

Total = 1672 sq ft / 155.2 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: 1101003

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		80	84
(69-80) C			
(54-68) D			
(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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