



27 & 27A Church St





# 27 & 27A Church St

Bridport, Dorset DT6 3PS

Town centre location. West Bay/Jurassic Coast 2 miles.

A substantial attached period house together with a separate cottage, pleasantly located in a small no-through back lane, within the heart of the town centre

- Charming period house
- 5 Bedrooms plus 2 attic bedrooms
- Studio/bedsit annexe potential
- Home and income potential
- First time on market in over 40 years
- Separate one bed cottage
- 4 Bathrooms (2 en-suite)
- Parking and south-facing courtyard
- Peaceful town centre location
- Freehold. Council Tax Band D & A

Guide Price £595,000

## THE PROPERTY

27 and 27A Church Street is a substantial attached period house together with a separate self-contained cottage/annexe, in a sought after small no-through back lane just off South Street and within the heart of the town centre. The properties are believed to date back to the late 18th century/early 19th century and are grade 2 listed, of architectural or historic importance. Both properties have main walls of solid construction, rendered and colour-washed externally, under slate roofs.

27 is a substantial attached three-storey house, believed to have been formerly two houses. It has timber casement and sash windows plus some replacement uPVC windows (no listed building consent). Offering extensive and versatile accommodation and character features include window seats and stripped pine doors. From the early 1980s to around 1997 a successful bed and breakfast business was operated.





Modern amenities include gas-fired central heating, modern fitted kitchen with electric oven, hob and plumbing for slimline dishwasher (within the house a studio/bedsit annexe has also been created with a modern fitted kitchen and wet room), modern bathroom/shower room and ceramic tiled flooring to the ground floor. Character features include window seats and stripped pine floors.

27A is an attached two-storey cottage which, again, has been subject to some upgrading with a modern fitted kitchen, although the bathroom is dated. It is currently let on an Assured Shorthold Tenancy at a rent of £525pcm and subject to two months' notice – The tenant would like to stay.

### OUTSIDE

Double wrought iron gates lead onto a tarmac courtyard/parking area with raised beds and small paved terrace enjoying a sunny south-facing aspect.

### SITUATION

Enjoying a highly sought after location close to the town centre and within only a minute's walk of the shops/amenities and also the River Meadows. Bridport is a thriving and historic market town known for its wide streets. There are excellent shopping and business facilities, an arts centre, schools and leisure centre together with a popular twice weekly street market. The coast at West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the beautiful Jurassic Coastline.

### SERVICES

All mains services connected. Gas-fired central heating (27).

Broadband - Standard up to 19Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

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

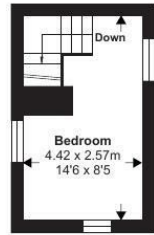
From Stags South Street office, go almost directly across into Folly Mill Lane and the property will be seen after a few hundred yards on the righthand corner.







Annexe Ground Floor



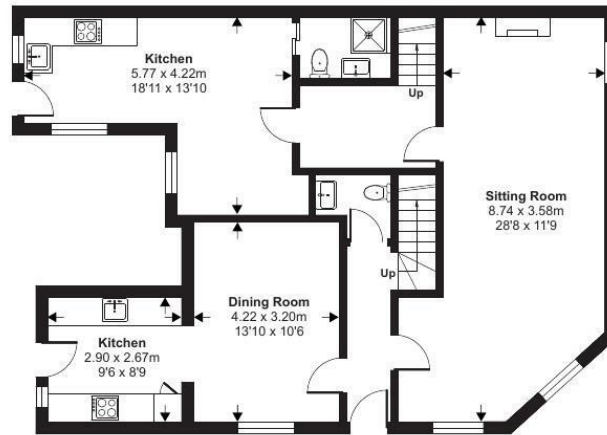
Annexe First Floor

Denotes restricted head height

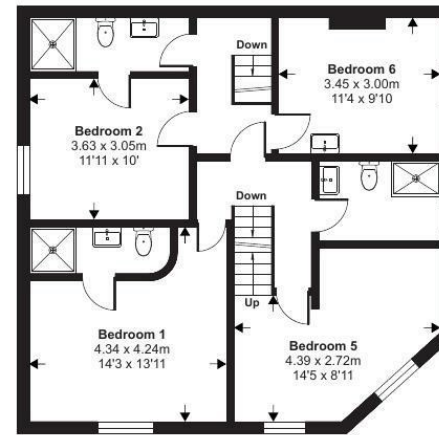


Approximate Area = 2174 sq ft / 202 sq m  
 Limited Use Area(s) = 101 sq ft / 9.3 sq m  
 Annexe = 396 sq ft / 36.7 sq m  
 Total = 2671 sq ft / 248.1 sq m

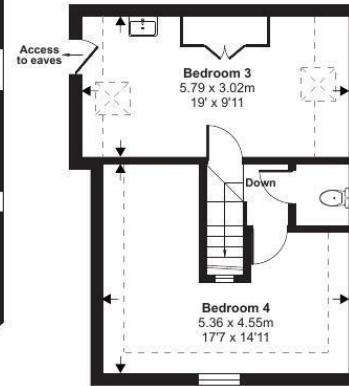
For identification only - Not to scale



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1160146

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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