



Harbour Lights



# Harbour Lights

19 Burton Road, Bridport, Dorset DT6 4JD

Bridport Town Centre 1 Mile West Bay Harbour 0.5 Miles

**A stunning, contemporary style house enjoying outstanding panoramic views to West Bay and the sea.**

- Unique Contemporary House
- Beautifully Presented
- Finished to an Excellent Specification
- Wonderful Coastal Views
- 5 Bedrooms, 3 Bathrooms
- South Facing 1/5th of an Acre Plot
- Double Garage (Annexe Potential)

Guide Price £850,000

## THE PROPERTY

Harbour Lights is a stunning and highly individual contemporary detached house and in our opinion one of the very best properties of its type in Bridport. It occupies a great elevated position and principally faces south, taking full advantage of the outstanding, long-range views across Bridport, open countryside, the golf course and West Bay to the wonderful Jurassic Coast. It has been cleverly designed over three floors and all the principal rooms face south and there are many interesting contemporary design details including the large open-plan kitchen/dining/family room with part double height vaulted ceiling. Completed to a high specification, the many excellent features include gas fired central heating, uPVC grey contemporary sealed unit windows, contemporary kitchen with Corian worktops, electric fan oven, induction hob, cooker hood and dishwasher, high quality sanitary ware with Travertine tiles, oak veneer internal doors, LED low voltage lighting and floor coverings comprising solid oak flooring, marble and ceramic tile flooring and fitted carpets.

The house stands in a large plot of about 1/5 of an acre. There is extensive parking with ample facilities for boat/caravan storage and a substantial detached double garage offering potential for conversion into a separate annexe and separate vehicular access (subject to planning permission). The large rear gardens again take full advantage of the south facing aspect and the wonderful views, particularly from the full width sun terrace.



## OUTSIDE

The house is well set back and screened from Burton Road, being approached through large electric wooden double gates leading onto an extensive tarmac driveway, parking and turning area and detached double garage. There is a side pedestrian gate. The rear gardens enjoying the stunning, panoramic coastal views with a full width Indian slate paved terrace with glass and chrome and steps down to extensive lawns interspersed with a wide variety of trees and shrubs.

## HOLIDAY LETTING BUSINESS

Harbour Lights is currently very successfully used for holiday lettings and generates a very impressive revenue. It currently qualifies for 100% business rate relief. The house is available to be sold as a going concern (contents available by separate negotiation) or with vacant possession, (October 2024).

## SITUATION

Harbour Lights 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.

## SERVICES

All mains services. Gas fired central heating.

Broadband - Standard up to 7Mbps and Superfast up to 75Mbps.

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).

## VIEWINGS

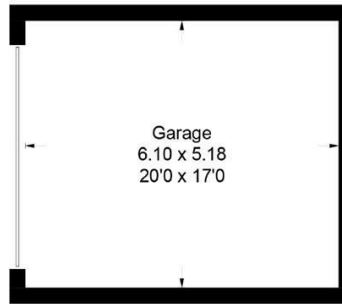
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

## DIRECTIONS

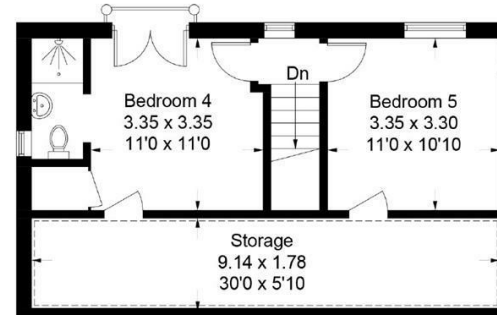
Follow South Street and at the Crown Roundabout take the second exit towards Burton Bradstock, joining Burton Road. The property will be found after around a quarter of a mile on the right.



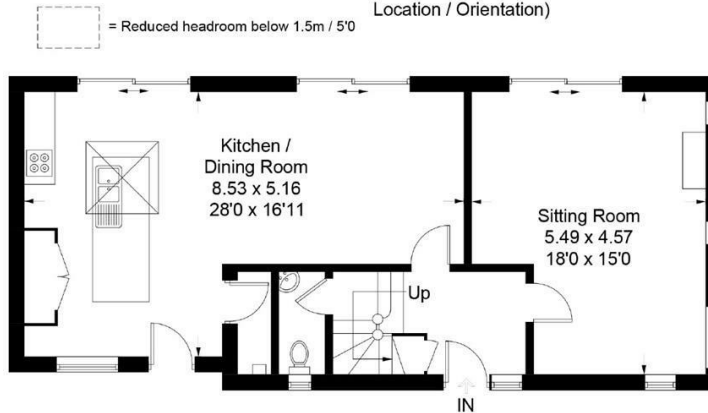
Approximate Gross Internal Area = 183 sq m / 1969 sq ft  
(Including Detached Garage / Excluding Reduced Headroom )



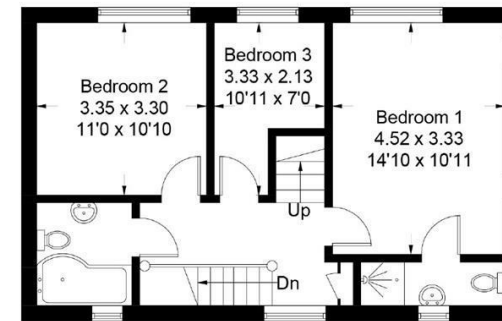
(Not Shown In Actual Location / Orientation)



Second Floor



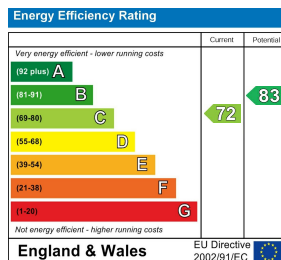
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID573410)

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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