



Snailscroft Cottage



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Waytown, Bridport, DT6 5LF

Bridport 3 miles. Jurassic coast 5 miles. Beaminster 3.5 miles.

A charming, detached period cottage with separate annexe set in extensive land occupying a wonderful and secluded country location

- Beautiful period cottage
- 3 Bedrooms, 2 bathrooms
- Approved plans for enlargement of main cottage
- In all about 3.5 acres
- Unique opportunity
- Separate and updated annexe
- Many character features
- Lovely gardens, grounds and meadow
- Beautiful peaceful country setting
- Freehold. Council Tax Band F

Guide Price £995,000

THE PROPERTY

Snailscroft Cottage is a charming, detached period cottage (not listed) with an updated separate annexe set in lovely extensive land occupying an unspoilt and secluded rural setting enjoying far-reaching views.

Snailscroft Cottage is believed to date back to the 1800s, with later additions, and of traditional Dorset cob under thatched and tiled roofs. Under the current ownership, the main cottage has been subject to sympathetic refurbishment to a very high standard and the separate annexe has been converted to create a home office/additional auxiliary accommodation to the main property.

Snailscroft Cottage was rethatched in 2020. The many excellent features include farmhouse style kitchen with Aga, integrated dishwasher, redesigned en-suite shower room and upgraded main bathroom, together with a new wood burner to the living room.

The well-presented accommodation offers a whole number of character features, typical of its period, including a beamed fireplace, window seats and exposed stone. There is planning permission with drawings by a local architect for a new single storey extension to create a new kitchen, garden room and alteration of the utility. There are lovely views over the gardens, grounds and surrounding countryside.

The detached annexe is very well appointed with a new Laura Ashley kitchen with solid oak worktops and comprehensive Neff appliances, quality shower room and electric and underfloor heating together with exposed pine floorboards upstairs.



THE ACCOMMODATION - See floorplans

OUTSIDE

Snailscroft Cottage is approached along an access drive (also a public footpath) leading to a private large drive area with parking for several vehicles.

There are lovely formal gardens, which are lawned, together with attractive wisteria pergola over a paved terrace and a detached timber store with thatched roof and a newly added timber garage.

On the opposite side of the main cottage is a large patio area enjoying views over the pond and surrounding countryside. The principal gardens lie beyond the cottage and are laid to sweeping lawns sloping down to the pond with adjacent timber fishing hut and deck. To one side of the garden is a copse which has an abundance of spring bulbs, including daffodils and bluebells as well as primroses. A pathway leads through the woodland to pedestrian/field gates leading to a wildflower meadow, which is level pasture and abuts the River Brit.

AGENTS' NOTE

There are public footpaths which run along the track to the rear of the property and across the field to the river.

SITUATION

Occupying a wonderful country setting on the edge of the hamlet of Waytown and about 1.5 miles south is the favoured village of Netherbury. It is surrounded by beautiful rolling countryside with outstanding views and within an Area of Outstanding Natural Beauty (AONB).

Despite its lovely secluded and peaceful setting, it is within easy reach of the thriving market town of Bridport, which offers a comprehensive range of shopping and business facilities together with leisure centre, swimming pool and local schools etc.

The beautiful coastline is also nearby, much of which is owned or controlled by the National Trust and awarded World Heritage status. The coastal resort of West Bay has bathing beaches and a very good golf course. The pretty town of Beaminster is also within easy reach and Crewkerne has a mainline rail service to London Waterloo.

SERVICES

Mains electricity. Private water and drainage. Oil-fired central heating (Snailscroft Cottage). Electric and underfloor heating (Annexe). Broadband - Standard up to 29Mbps. Mobile phone service providers available are O2, Vodafone and Three 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).

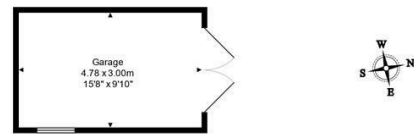
VIEWINGS

Strictly by appointment with Stags Bridport.

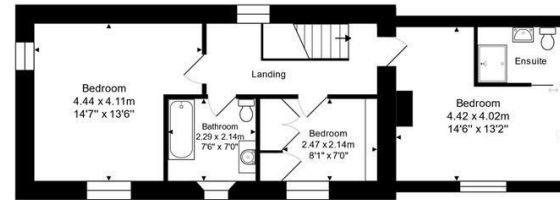
DIRECTIONS

From our Bridport office proceed to the Town Hall and turn left into West Street. Take the 2nd right into Victoria Grove and continue along this road for about 2 miles, through Pymore. At the 'T' junction turn left and after passing over the small river bridge, turn right, signed to Waytown. Continue along this road for exactly 1.2 miles and then turn right down a maintained rural track (signposted as a public footpath). Snailscroft Cottage will be found at the far end.

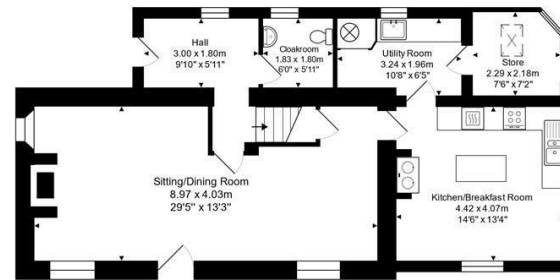




Main Cottage
Total area 138m² (1,485 ft²)

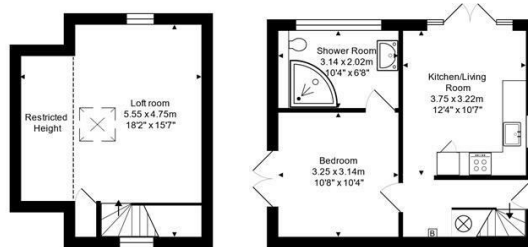


First Floor
Area: 56.6 m² (610 ft²)



Ground Floor
Area: 81.4 m² (876 ft²)

Detached Annexe (excluding restricted height):
Total area: 53.7 m² (577 ft²)



Annexe First Floor
Area: 18.5 m² (200 ft²)

Annexe Ground Floor
Area: 35.2 m² (379 ft²)

Illustrations not to scale.
Measurements are approximate and for guidance only.
(Garage and Annexe not shown at correct location/orientation)

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			94
(81-91) B			
(69-80) C			
(54-68) D		64	
(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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