



Garden Cottage



Garden Cottage

38b South Mill Lane, Bridport, Dorset DT6 3PN

Bridport Town Centre. West Bay 2 miles. Dorchester 16 miles.

A very attractive and well appointed individual detached house, conveniently situated close to the town centre and River Meadows

- An attractive cottage style home
- Well presented and appointed
- 3 Bedrooms
- 2 Bathrooms (1 en-suite)
- Living room, conservatory
- Kitchen/dining room, utility
- Beautiful well stocked west facing garden
- Off-road parking
- Peaceful tucked away location
- Freehold. Council Tax Band D

Guide Price £565,000

THE PROPERTY

Garden Cottage is a very attractive, detached, cottage style house, in a highly convenient, peaceful tucked away location within the town, close to the River Meadows and amenities. It was built about eleven years ago with natural stone rendered elevations under a slate roof.

The excellent specification includes gas-fired central heating (electric underfloor on the ground floor), uPVC windows, well appointed open plan kitchen/dining room with painted solid wood units and Rangemaster cooker range living room with wood burner, large uPVC conservatory, bathroom with travertine tiles, en-suite shower room, solid oak internal cottage style doors, solar panel, security alarm system, tiled flooring and window shutters. The property also features a rain water harvesting system (feeding the washing machine, two wc's and outside water).



The house is very well presented and enjoys lovely views over the town rooftops, the River Meadows, the church and seasonal views to Colmer's Hill. The extensive flexible accommodation of around 1,433 ft² is arranged over three floors, extending to:

Ground floor - Open plan kitchen/dining room, utility/cloakroom, living room, uPVC conservatory

First floor - Two bedrooms, study, bathroom

Second floor - Large attic bedroom with en-suite shower room and large attic store room.

OUTSIDE

There is a large gravelled driveway to the side of the property, providing off-road parking for three cars, and a pedestrian side access leading through the rear gardens, which enjoy a, principally, west facing aspect, with a paved patio and raised decking with pergola and pond plus lawned gardens to the side and rear. It is very well stocked and fully enclosed.

SITUATION

The property enjoys a very convenient and tucked away position, just off South Street. It is within easy reach of the town centre and close to the River Meadows, with attractive walks. Bridport has excellent shopping and business facilities together with a twice weekly market. Morrisons Superstore and Bridport Leisure Centre are both within 5/10 minutes' walk. West Bay, with its attractive harbour, bathing beaches and access to the beautiful World Heritage Jurassic Coast is very nearby. The larger centres of Dorchester, Weymouth and Yeovil are all within about half an hour's driving distance, with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating (electric underfloor to ground floor) Solar panel for supplementary hot water.

VIEWINGS

Strictly by appointment with Stags Bridport.

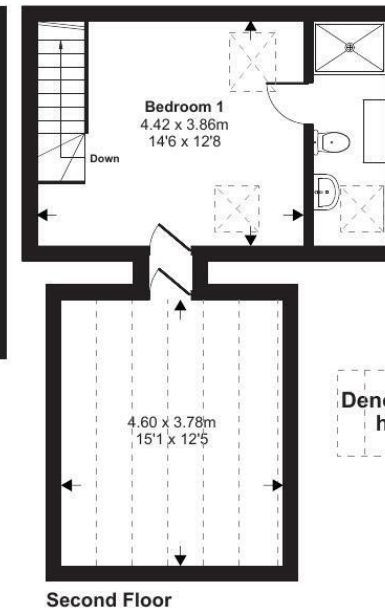
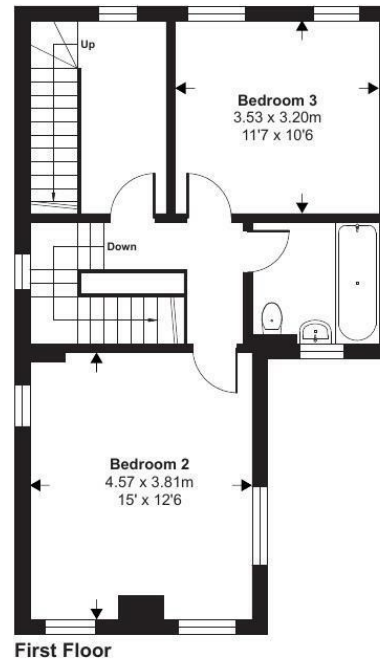
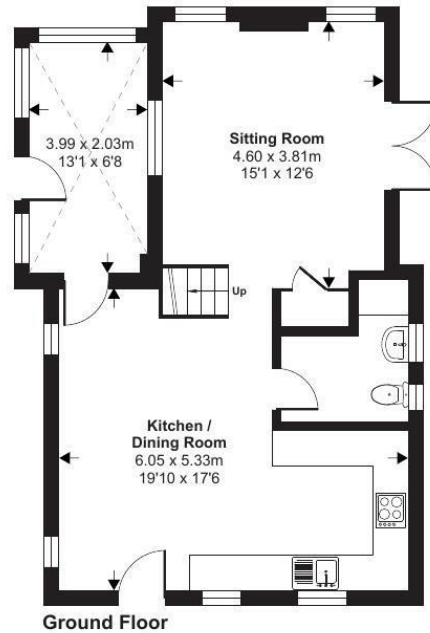
DIRECTIONS

From our Bridport office proceed down South Street and after about ¼ mile or so, turn left into South Mill Lane. Garden Cottage will be found after about a few hundred yards on the left.



Approximate Area = 1433 sq ft / 133.1 sq m
 Limited Use Area(s) = 187 sq ft / 17.3 sq m
 Total = 1620 sq ft / 150.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1192701

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			
(69-80) C		76	84
(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	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London