



Westholm



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4 Warne Hill, Bridport, Dorset DT6 4AQ

Bridport Town Centre 0.75 mile. West Bay/Jurassic Coast 2 miles.

An attractive and well appointed individual detached character house in a small private no-through road, within easy reach of Bridport town centre

- Attractive character 1920s house
- 3 Reception rooms
- Very well maintained/appointed
- Beautiful well stocked gardens
- Close to town and open countryside
- Spacious 1590sqft
- 4 Bedrooms, 3 bathrooms (1 en-suite)
- Lovely town and country views
- Double and single garages plus extensive parking
- Freehold. Council Tax Band E

Guide Price £775,000

THE PROPERTY

Westholm is a very attractive and well maintained individual, detached, house in a small and private cul-de-sac, within easy reach of Bridport town centre and open countryside. It was traditionally built in the 1920s with colour-washed brick and pebble-dashed elevations under a slate roof. The property has been under the current ownership for some 32 years and a whole number of excellent improvements/alterations have been carried out during this period.

The attractive, well proportioned and presented, accommodation still retains a whole number of original features, typical of its period, including mosaic tiled flooring to the hallway, part sash windows, high ceilings, deep skirting boards, bay windows, panelled doors, fireplaces, stained glass window and the original cloakroom suite.

The excellent modern and well maintained amenities include gas-fired central heating with recently replaced boiler, part uPVC windows, water softener, well equipped modern kitchen with Hotpoint electric double oven, Bosch gas hob, plumbing for dishwasher, water softener, low energy lighting, security alarm system and attractive bathroom/shower room fittings. In 2020 a large garden room was built with feature roof lantern and mosaic tiled flooring.

There are extensive views over the town and the surrounding hills, taking in the well known viewpoint of Thorncombe Beacon. Briefly extending to:

Ground floor - Garden room/reception, reception hall, living room, dining room/2nd living room, kitchen, utility, lobby cloakroom



First floor - Large landing with good sized attic space (potential for loft conversion), shower room, principal bedroom with extensive fitted wardrobes and en-suite shower room, three further bedrooms, family bathroom.

A further big selling feature is the garaging, parking and the beautiful well stocked gardens.

Making an ideal family or retirement home, viewing is strongly recommended.

OUTSIDE

Situated just across the lane is a large detached garage/workshop building comprising double garage and single garage/workshop plus extensive parking.

Attractive well stocked and landscaped gardens comprising areas of lawn, flower and shrub borders, palm tree, pond, terraces for sitting out, raised vegetable/fruit beds, traditional built greenhouse and a new garden shed.

SITUATION

Warne Hill is an attractive and small private cul-de-sac of individual houses on the eastern side of the bustling and vibrant market town of Bridport. Bridport has a history of rope making and is now a gateway to the Jurassic World Heritage Coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, public houses and restaurants, catering for a range of tastes, and excellent arts and music events. There are also excellent schools, leisure centre with swimming pool and sports fields. The immediate area is designated as one of outstanding natural beauty (AONB) and there is easy access to open countryside. West Bay offers an attractive harbour, bathing beaches, stunning coastal scenery and golf course. Dorchester has a mainline railway station to London.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 16Mbps and Superfast up to 80Mbps.

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

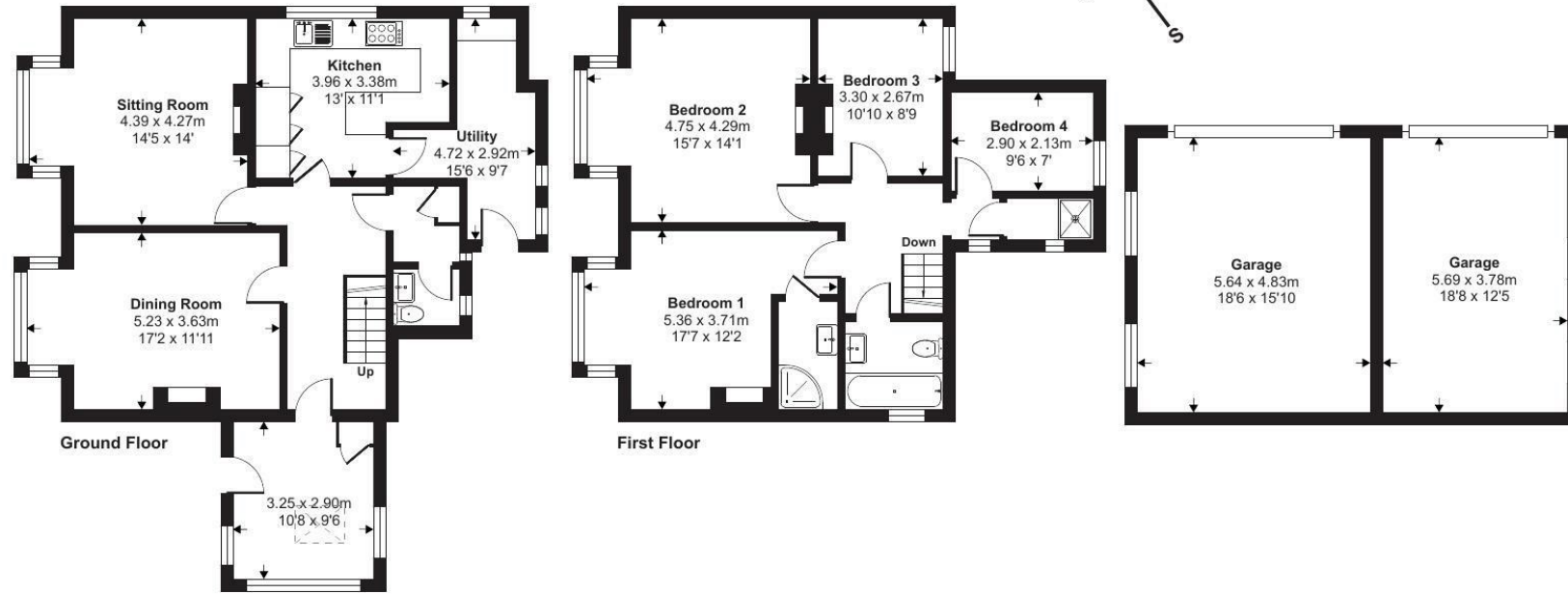
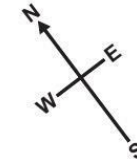
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags South Street office proceed to the Town Hall and turn right into East Street. At the roundabout take the 2nd left onto East Road, signed Dorchester. After 0.2 mile Warne Hill will be found on your left and Westholm is the 2nd property on the right.



Approximate Area = 1589 sq ft / 147.6 sq m
 Garage = 529 sq ft / 49.1 sq m
 Total = 2118 sq ft / 196.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1201536

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		
(54-68)	D	63	76
(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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