



Primrose Cottage



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Salwayash, Bridport, DT6 5HX

Bridport 2.7 miles. Beaminster 5.2 miles. Jurassic Coast 5 miles.

A charming and spacious detached Victorian cottage in a peaceful country village not far from Bridport.

- Attractive Victorian cottage
- Spacious 1252sqft
- 4 Bedrooms, bathroom
- 2 Reception rooms
- Kitchen, utility
- Excellent modern amenities
- South/west facing garden
- Garage and good parking
- Close to open countryside
- Freehold. Council Tax Band E

Guide Price £425,000

THE PROPERTY

Primrose Cottage is a very attractive, detached, Victorian cottage with sunny south/west facing gardens in the country village of Salwayash. It was understood to have been built in circa 1887 with later additions and was formerly the village shop/Post Office.

The property has been subject to comprehensive modernisation in recent years and offers excellent modern amenities including LPG central heating, uPVC windows (mainly replaced in 2022), modern well equipped kitchen with Rangemaster cooker range and Daewoo American style plumbed fridge/freezer, modern bathroom with mains shower and laminate flooring to the ground floor rooms. Character style features include exposed brick fireplace with wood burner to the living room, brick open fireplace to the dining room, wood panelling and picture rails.

The well presented accommodation principally faces south and briefly extends to:

Ground floor - Entrance porch, living room, dining room, kitchen, utility/WC.

First floor - Landing, 4 bedrooms (or 3 bedrooms plus study), family bathroom.



OUTSIDE

The property is set back and has its own private layby for three cars.

Double five-bar gates lead onto a long tarmac driveway leading to a detached single garage.

The main gardens extend to the front and side with areas of lawn, raised beds, paved terrace and garden shed. At the rear is an enclosed courtyard garden with paved terracing, veranda, raised beds and side gate.

SITUATION

Primrose Cottage is pleasantly located within the village of Salwayash, which lies on the edge of the beautiful Marshwood Vale. Salwayash is a small village with a public house, church, village hall and a very popular primary school. The immediate area is designated as being on of outstanding natural beauty (AONB) and there are many scenic walks on the doorstep.

The thriving market town of Bridport is very nearby, offering an excellent range of shopping, professional and business facilities, twice weekly market and leisure centre with swimming pool. The coast is just a few miles further away at West Bay, with its harbour, bathing beaches and access to the stunning World Heritage Jurassic Coast. The historic resort of Lyme Regis and the towns of Dorchester, Yeovil and Weymouth are all within easy reach.

SERVICES

Mains electricity, water and drainage. LPG central heating.

Broadband - Standard up to 4Mbps and Superfast up to 47Mbps.

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

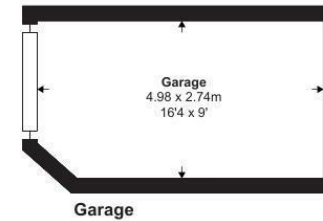
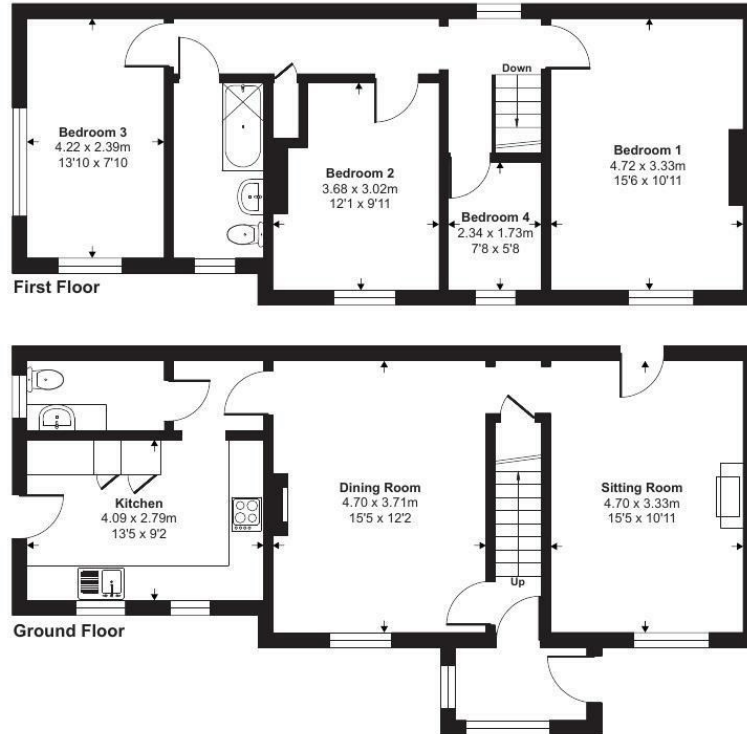
From our office in South Street proceed to the Town Hall and turn left into West Street. At the 2nd mini-roundabout take the 2nd exit, signed Salwayash and continue on this road to the village. On passing the public house and village hall, Primrose Cottage is seen after a short distance on the left.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk



Approximate Area = 1252 sq ft / 116.3 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1397 sq ft / 129.7 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: 1205540

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			59
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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