



Hillside Cottage





# Hillside Cottage

3A Crock Lane, Bridport, Dorset DT6 4DE

Bridport Town 0.3 mile. West Bay 2 miles. Dorchester 14 miles

A charming detached cottage style bungalow in a popular well established residential road, within easy reach of the town centre.

- Attractive individual cottage style home
- Living room
- Modern shower room
- Good parking up to 3 cars
- No forward chain
- 2 Bedrooms
- Kitchen/dining room
- Attractive easily maintained gardens
- Close to town centre and open countryside
- Freehold. Council Tax Band TBC

Guide Price £375,000

## THE PROPERTY

Hillside Cottage is a very attractive and highly individual, detached, single storey cottage/character bungalow, in a popular and well established road within easy reach of Bridport town centre and amenities. The original building dates back some 100 years and was skilfully converted and extended in circa 1998/99 to create a very comfortable character home. It has classic brick-faced elevations under a slate roof.

The well maintained property offers excellent modern amenities including gas-fired central heating (boiler replaced some 10 years ago), traditional timber sealed unit windows, modern fitted kitchen, upgraded in 2021 (comprehensive range of appliances may be available by separate negotiation) and a modern shower room with large walk-in shower, fitted in 2023.

The attractive accommodation offers character style features including a stable door and feature brick and beamed fireplace and enjoys views over the town to the well known viewpoint of Colmer's Hill.





The property has been very successfully offered for holiday lettings.

Briefly, extending to a reception hall, living room (or living/dining room), kitchen/breakfast room (or kitchen/dining room) with French doors, two bedrooms, shower room.

## OUTSIDE

Hillside Cottage is set slightly elevated from Crock Lane and well screened behind a walled boundary, with access through double 5-bar gates onto a gravelled parking/courtyard area with raised stone borders. At the rear is a very pretty and well stocked private garden, attractively landscaped with paved terrace, pathways and a whole variety of flower and shrub beds, together with a mature apple tree.

## SITUATION

Crock Lane is a well established and highly desirable residential road to the east of Bridport town centre and very close to open countryside and a nature reserve. The thriving and historic market town of Bridport offers comprehensive shopping and business facilities together with a twice weekly market and leisure facilities including Bridport Leisure Centre, Bridport Arts Centre and the Electric Palace Cinema/entertainment venue.

The popular coastal/harbour resort of West Bay is only 2 miles to the south, with bathing beaches, boating and fishing facilities plus an 18-hole golf course, together with access to the lovely walks along the World Heritage Jurassic Coast. Dorchester is within easy reach, with mainline rail services to London Waterloo.

## 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.

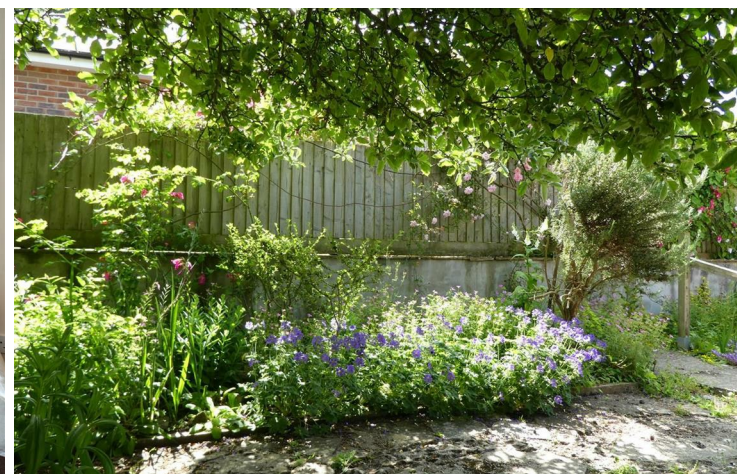
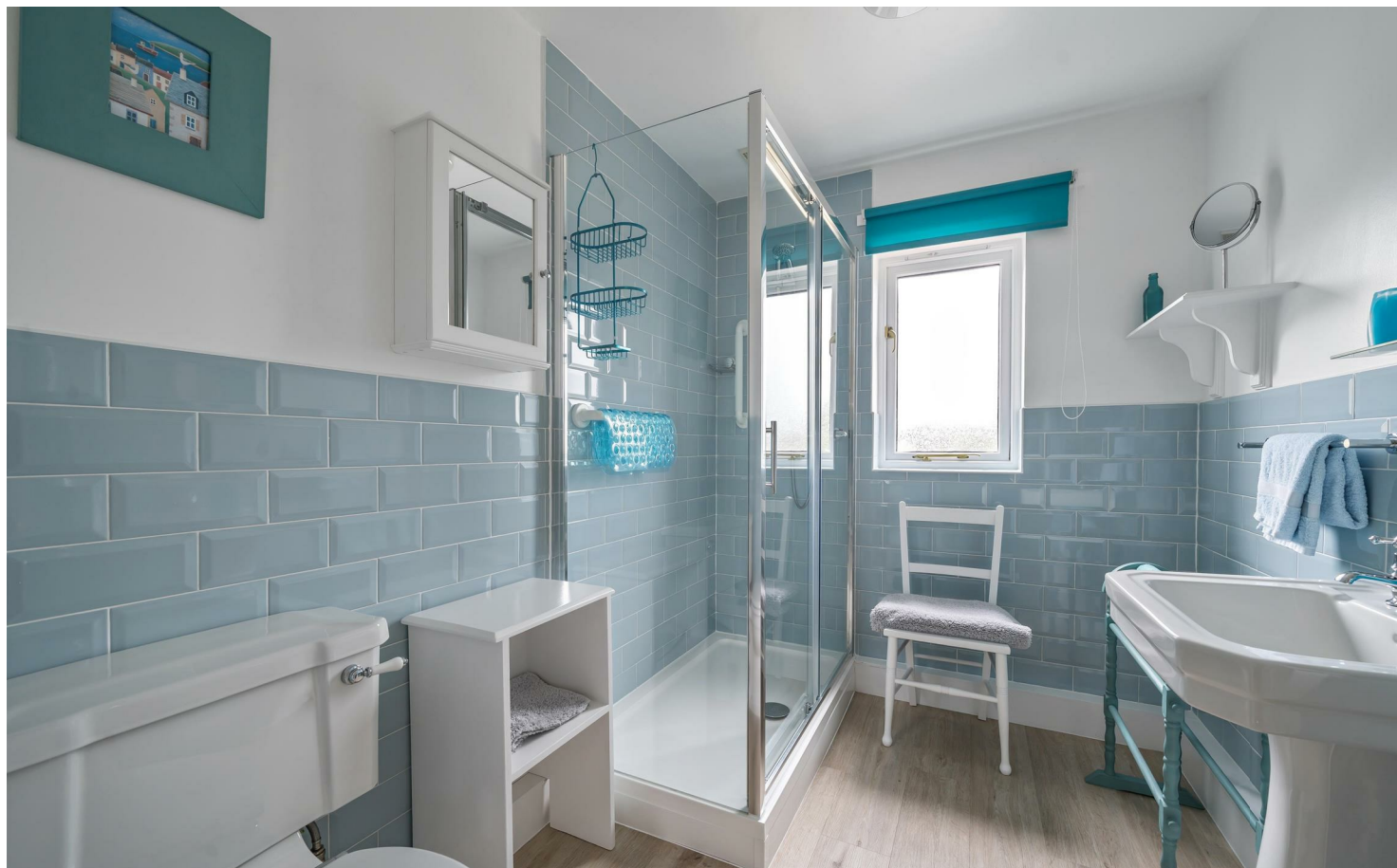
(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.)

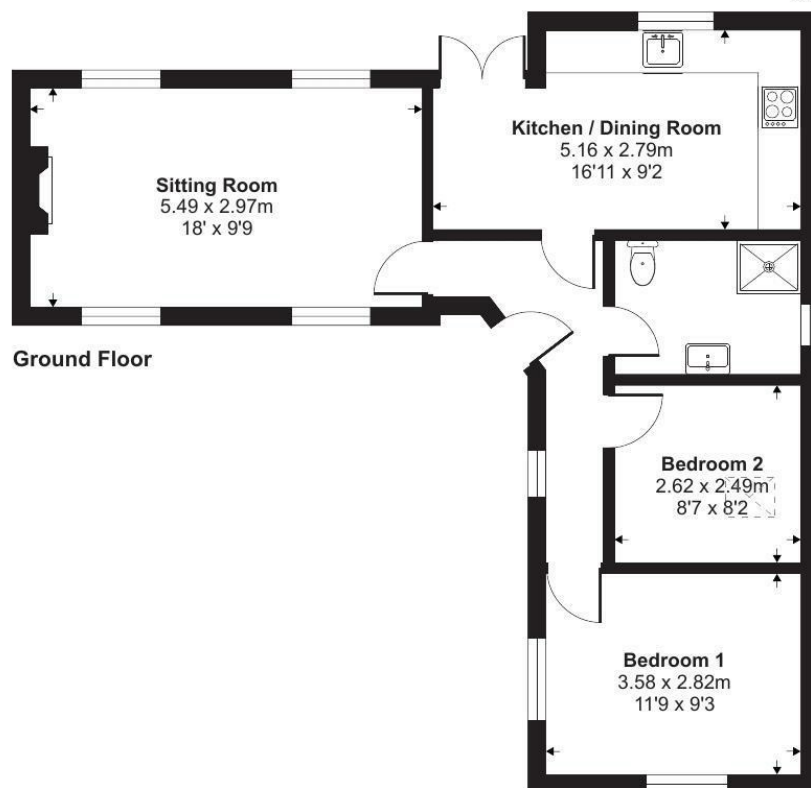
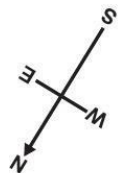
## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Stags South Street office, go to the Town Hall and turn right into East Street. At the roundabout take the 2nd exit towards Dorchester and the 1st turning on the right, just past the petrol station, into Askers Mead. Continue into Crock Lane and Hillside Cottage is seen after a short distance on the left.





Approximate Area = 642 sq ft / 59.6 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). © nichecom 2024. Produced for Stags. REF: 1224974

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(82 plus) <b>A</b>	
(61-81) <b>B</b>	85
(49-60) <b>C</b>	69
(34-48) <b>D</b>	
(29-33) <b>E</b>	
(21-28) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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