



28, Bedford Place



# 28, Bedford Place

Bridport, Dorset DT6 3NA

Town Centre 0.2 miles. West Bay and Jurassic Coast 2 miles.

A charming semi-detached period house in a peaceful and highly convenient location, only a few minutes' walk of Bridport town centre.

- Handsome period home
- Town views to sea beyond
- 2 Reception rooms
- Off-road parking
- Very close to town centre
- Newly improved
- 3 Bedrooms
- Delightful 113ft rear garden
- Sought after location
- Freehold. Council Tax Band D

Guide Price £600,000

## THE PROPERTY

28 Bedford Place is a charming semi-detached period town house/cottage with the benefit of off-road parking and a large rear garden in a popular, quiet and peaceful location, despite only a few minutes' walking distance of the town centre.

The property dates back to the late 18th/early 19th century and is listed grade 2, of architectural or historic importance. It has classic colour-washed rendered and brick elevations. From its elevated position, long range views are enjoyed over the town, taking in the Town Hall and church to the sea beyond at West Bay.

Under the current ownership since 2022, it has been subject to extensive and sympathetic refurbishment to an excellent standard.

The well presented and proportioned accommodation extends to a generous floor area of just under 1,300sqft. There are numerous character features, typical of its period, including a fanlight over the front door, mosaic tiled flooring to the reception hall, period open fireplace, sash and small paned windows, panelled doors and high ceilings.



The many excellent amenities include gas-fired central heating with new boiler and reconditioned cast iron style radiators, well equipped kitchen with attractive units, granite worksurfaces with breakfast bar, stoneware sink, Neff electric oven, electric ceramic hob, pull-out extractor and integrated Beko dishwasher, new contemporary cloakroom, new contemporary shower room with walk-in power shower, Travertine tiling and heated towel rail, reclaimed pitched pine insulated flooring to kitchen, utility and cloakroom, extensive landscaping works including rebuilding of the front wall, additional parking and new paved terrace to rear.

The accommodation comprises:

Ground floor - Long reception hall, living room, dining room, kitchen/breakfast room, utility, cloakroom

First floor - Very large principal bedroom enjoying the town views and sea glimpses, two further bedrooms, shower room

## OUTSIDE

There is the immense benefit of off-road parking for two cars (very rare in the town centre for properties of this type).

There is a small sunny front terrace. The rear garden is a big feature with a side walled courtyard, two brick and slate stores, leading to a delightful long part brick walled garden with expansive lawn and well stocked borders, summerhouse plus a large paved terrace at the far end, taking advantage of the sunny aspect.

The property has a pedestrian right of way over the neighbouring property onto a small side lane (Bedford Terrace).

## SITUATION

Bedford Place is one of Bridport's most sought after addresses, owing to its position within easy reach of the town centre. It is just short walk down Barrack Street or through Millennium Gardens and Downes Street into East Street and the main centre. Millennium Walk is also very nearby – a delightful footpath over Coneygar Hill. Bridport is a thriving and historic market town well known for its wide streets. There is an excellent range of shopping, business and leisure facilities including restaurants, hotels, Electric Palace/cinema, arts centre, museum, farmers' and vintage markets. The town is well served by primary schools and a secondary school. West Bay, with its beaches and access to the stunning Jurassic Coast, is only a few miles to the south. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach, with rail services to London.

## SERVICES

All mains services. Gas-fired central heating.

## VIEWINGS

VIEWINGS

## DIRECTIONS

On foot, proceed along East Street and take a left turn (by The Olive Tree) into Barrack Street. Take the 2nd left into Bedford Place and the property will be seen after a short distance on the right.

By car, from Bridport town centre, go down East Street to the roundabout. Take the 1st exit, signed Beaminster, take the next turning left into St Andrews Road, which eventually merges into Barrack Street. Turn right by Port Bredy into Bedford Place.

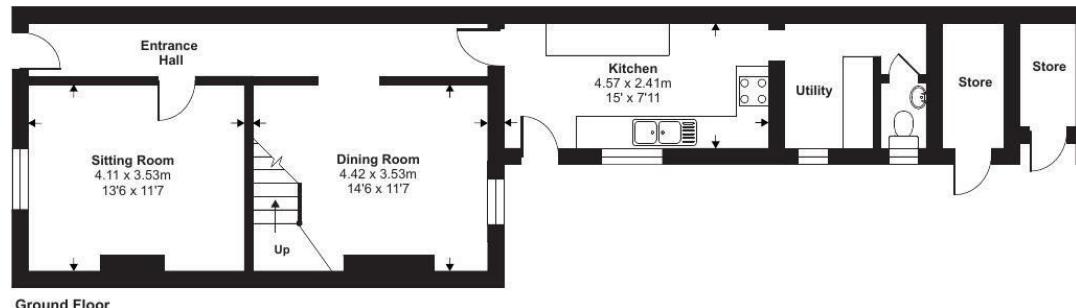
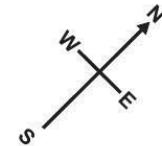
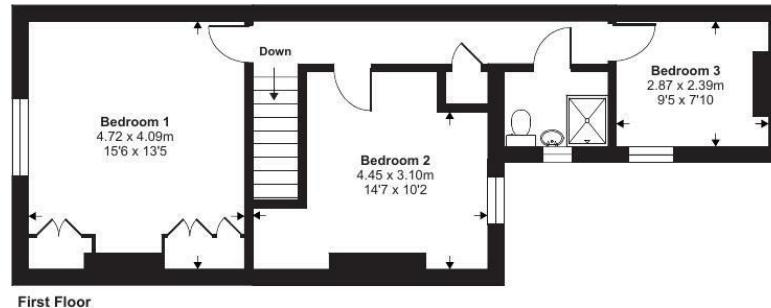


Approximate Area = 1261 sq ft / 117.1 sq m

Outbuilding = 59 sq ft / 5.4 sq m

Total = 1320 sq ft / 122.6 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: 1225594

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