



Applecross





# Applecross

West Cliff Road, West Bay, Bridport, DT6 4HR

Harbour and Beaches 0.5 mile. Bridport 2 miles.

A very attractive individual detached seaside home with stunning far reaching coastal views over West Bay and along the Jurassic Coast

- Attractive character style home
- Fantastic sea , coastal and harbour views
- 3 Bedrooms, 2 bathrooms
- 2 Reception, conservatory
- Very well presented
- Delightful landscaped gardens
- Double garage, parking
- Favoured location on private West Cliff Estate
- First time on market in over 50 years
- Freehold. Council Tax Band F

Guide Price £850,000

## THE PROPERTY

Applecross is a very attractive, individual, detached chalet-style home, set in lovely gardens and enjoying wonderful sea views along the Jurassic Coast to Portland, the harbour, East Cliff and the surrounding countryside to Bridport beyond. It is believed to have been built in the 1920s, set on a double plot. The property has been under the current family ownership since the 1960s and over the years a whole number of improvements have been undertaken.

The well presented accommodation still retains a whole number of original features, including picture rails, part panelled walls, high ceilings, bay windows, stone and brick open fireplaces and vaulted ceilings to the first floor. The excellent modern amenities include gas-fired central heating with combi boiler, uPVC replacement windows, well equipped kitchen with gas hob, electric double oven, integrated dishwasher, modern uPVC conservatory, modern contemporary shower room, modern contemporary bathroom with corner bath and oak veneer internal doors.

The good sized accommodation extends to:

Ground floor - Entrance porch, reception hall with under-stairs cupboard, living room, dining room, XX??, conservatory, kitchen/breakfast room, utility, bedroom, shower room

First floor - Landing, large principal bedroom (formerly two bedrooms) with walk-in wardrobes, third bedroom, bathroom.





## OUTSIDE

Applecross stands on a large corner plot (back in the 1920s it was planned to have as two building plots but only one dwelling was built).

Off West Cliff Walk is a private layby for one car and off Third Cliff Walk there is a driveway giving access to a detached double garage (electric door and extensive cupboards).

There are delightful well stocked and maintained gardens, again, enjoying the fantastic coastal and sea views. Lawned gardens with a whole variety of shrub and flower borders, sun terrace and large shed/workshop with power.

## SITUATION

Applecross occupies a very attractive and peaceful, elevated position, on the favoured private West Cliff estate in West Bay. It is within easy reach of the centre, the South West Coast Path and open countryside. The coastal resort of West Bay forms part of the Jurassic World Heritage Site and is within an Area of Outstanding Natural Beauty (AONB). It offers a picturesque harbour, popular beaches and esplanade along with a good range of amenities including local shops, public houses and an 18-hole golf course.

The thriving historic market town of Bridport, renowned for its wide streets, is within only a few miles, offering comprehensive business, shopping and leisure facilities plus Arts Centre, Electric Palace and leisure centre with indoor swimming pool. The county town of Dorchester and the resort of Weymouth are both within about 15 miles, with rail services to London.

## SERVICES

All mains services. Gas-fired central heating.

## AGENTS NOTES

There is a residents association - West Cliff House Owners Association- with an annual service charge of £125 as a contribution towards the upkeep of the private roads etc.

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS


On reaching West Bay, continue along the harbour bridge and at the mini-roundabout go straight ahead into Forty Foot Way. This leads into West Walk and Applecross is seen on the left, just past Second Cliff Walk/just before Third Cliff Walk.





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) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>51</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <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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