

# 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
- 3 Bedrooms, 2 bathrooms
- Very well presented
- Double garage, parking
- Fantastic sea , coastal and harbour views
- 2 Reception, conservatory
- Delightful landscaped gardens
- 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 challet-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  $\mathfrak{L}125$  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 miniroundabout 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.



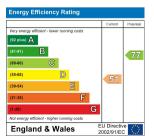




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