



81, East Street



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Bridport, Dorset DT6 3LB

Town Centre location. West Bay/Jurassic Coast 2 miles.

A fine and substantial period town house with large secluded walled gardens in the heart of the town

- Handsome period town house
- 4 Bedrooms, 3 bathrooms (2 en-suite)
- Kitchen/breakfast room
- Renovated to high standard
- Great town position
- Generous 3,423sqft
- 3 Reception rooms
- Many character features
- 180ft private walled garden
- Freehold. Council Tax Band F

Guide Price £850,000

THE PROPERTY

81 East Street is a fine period, double-fronted, town house, with large walled gardens enjoying excellent privacy, together with a studio/garden room, in the heart of the town. The house is believed to date back over 300 years and subject to a number of alterations during the 18th century with a very fine Georgian facade. It is list grade 2, of being of special architectural or historic importance and has main walls of solid stone with lime rendered elevations. Under the current ownership since 2013, the property has been subject to extensive and sympathetic refurbishment to a very high standard.

The gracious and well proportioned accommodation, which is arranged on three floors, is extensive and versatile. The house still contains a wealth of period features, typical of its age and type, including a Georgian fanlight, sash windows, window shutters, panelled doors, deep skirtings, marble working fireplace, exposed beams and flagstone floors. The second floor features vaulted ceilings with exposed beams.



The impressive specification includes gas-fired central heating with Megaflo system, cast iron style radiators and water softener, quality solid wood painted bespoke kitchen with solid oak work surfaces, double stoneware sink, Bosch electric oven, Neff gas hob and integrated Neff dishwasher plus gas Aga and quality bathroom/shower room fittings.

The well presented accommodation enjoys views over the town to the surrounding hills and briefly extends to:

Ground floor - Entrance porch, reception hall, living room, study/bedroom with en-suite shower room, large inner hall/library (potential for cloakroom), kitchen/breakfast room, utility, larder, conservatory/porch
First floor - Large landing, bedroom with dressing room (potential en-suite shower room), three bedrooms, bathroom
Second floor - Two large interconnecting attic rooms, en-suite shower room, attic space.

OUTSIDE

There is on-street parking, subject to availability (resident's permit available) and very nearby is a large long stay Council car park (permits available).

The extensive, large, walled rear gardens are a further feature, enjoying excellent privacy and attractively laid out and well stocked, comprising a stone courtyard with store/studio, extensive lawns, pathways and arbor, together with a whole variety of trees and shrubs including a mulberry, apple and fig trees and wisteria.

There is a useful rear pedestrian gate onto Berkeley Court (giving access onto Barrack Street).

SITUATION

The property enjoys a prime location within the heart of the town and only a few minutes' walk to shops and amenities. East Street is a very well established and popular road and within this area, largely made up of period houses and cottages. Bridport is a thriving and historic market town, known for its wide streets. There are excellent shopping and business facilities, an arts centre, schools and leisure centre, together with a popular twice weekly street market. The immediate locality is designated as one of outstanding natural beauty (AONB) and there is easy access on to the nearby river meadows. The beautiful Jurassic Coast, at West Bay, is very nearby with a lovely harbour, bathing beaches and stunning clifftop walks.

SERVICES

All mains services connected. Gas-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags South Street, Bridport office, proceed to the Town Hall and turn right onto East Street. On passing The Olive Tree restaurant the property is seen after a short distance on the left.

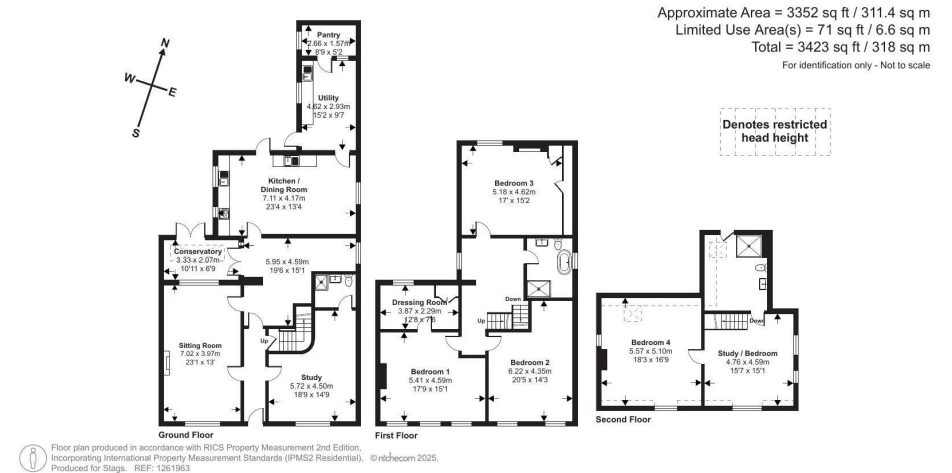


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