



The Old Granary Brinsham Farm Cottages,

The Old Granary Brinsham

Salwayash, Bridport, Dorset, DT6 5HY

If you are looking for a peaceful retreat to use as a second home or holiday let, this fully refurbished barn conversion offers the perfect setting with three bedrooms two bathrooms and two parking spaces all set in the rolling Dorset hills with stunning views and private garden.

- For Holiday use or as second home
- Leasehold with Share of Freehold only
- Beautiful situation
- Private garden
- Peaceful retreat
- Fully renovated and ready to use
- Lovely views
- Parking
- No forward Chain
- EPC E CTB C

Guide Price £375,000

Set on the outskirts of the village of Salwayash, just a short drive to Bridport and the Jurassic Coast, this charming semi-detached barn conversion offers a delightful blend of character and modern living. With a generous 1,215 square feet of space, this property boasts three well-proportioned bedrooms and a spacious living room perfect for both relaxation and entertaining.

The heart of the home features a cosy wood-burning stove, creating a warm and welcoming atmosphere during the cooler months. The property is designed to maximise comfort and functionality, with two bathrooms ensuring convenience for families or guests.

Step outside to discover a private garden that provides a tranquil retreat, ideal for enjoying the stunning views that surround the property. The outdoor space is perfect for al fresco dining or simply unwinding in the fresh air. Additionally, the property includes two dedicated parking spaces, a valuable asset in this serene countryside location.

Mains electricity; septic tank; modern thermostatically and app controlled electric heating.

BROADBAND

Superfast is available

MOBILE PHONE COVERAGE

EE, Three, O2 & Vodafone (limited). For further information please go to Ofcom website.

TENURE


1/6th Share of freehold. Ground rent - peppercorn; service charge £700 p.a; approx 977 years lease remaining.





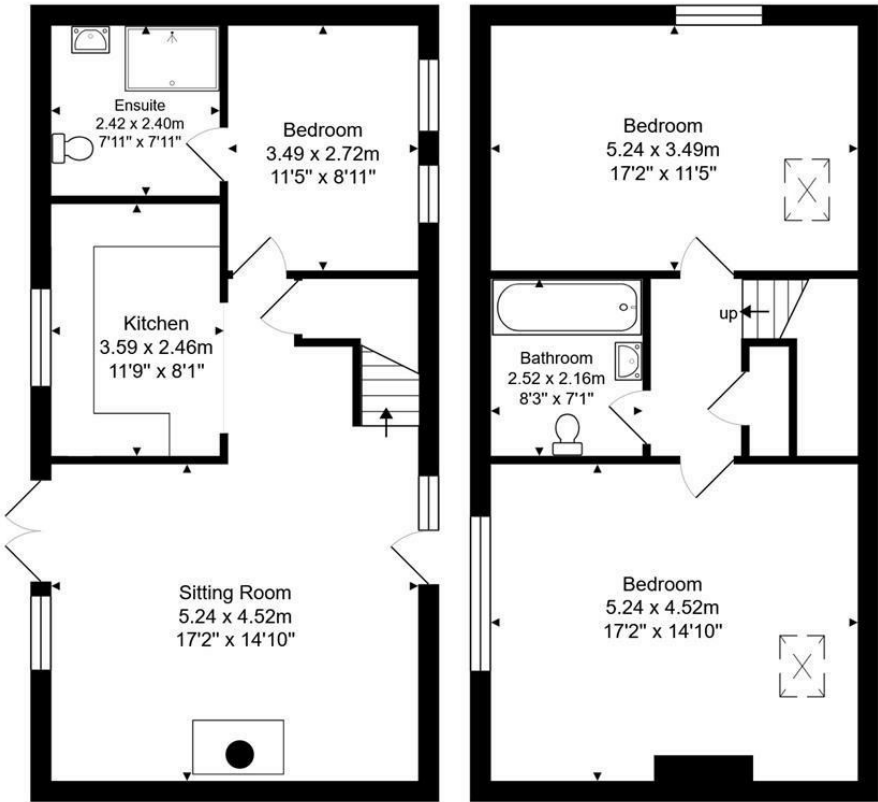
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		49	
England & Wales		EU Directive 2002/91/EC	

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Ground Floor

First Floor



Total Area: 112.9 m² ... 1215 ft²
Not to scale. Measurements are
approximate and for guidance only.



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