



1, Mapperton Lane



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Melplash, Bridport, DT6 3UE

Bridport 4 miles. Beaminster 2.5 miles. Jurassic Coast 5.5 miles.

An attractive individual detached bungalow with self-contained annexe and large garage/workshop in a pleasant country village setting

- Spacious individual bungalow
- Total 3 bedrooms
- Large well stocked gardens
- Backing onto orchard
- No forward chain
- Self-contained annexe
- Total 3 bathrooms (1 en-suite)
- Long range country views
- Country village setting
- Freehold. Council Tax Band D

Guide Price £575,000

THE PROPERTY

1 Mapperton Lane is an attractive, individual bungalow with a self-contained annexe and large garage/workshop, pleasantly situated in a country lane just back from the centre and backing onto a large orchard. The bungalow is believed to have been traditionally built in the 1960s and during the current ownership of some 15 years, was subject to extensive enlargement, alteration and modernisation. It has reconstituted stone elevations under concrete tiled roofs.

The excellent modern amenities include oil-fired central heating, woodgrain style uPVC windows/doors, multi-fuel stove, laminate wood flooring, well equipped kitchen with Bosch electric oven, electric ceramic hob, microwave, warming drawer and wine cooler, attractive en-suite bathroom with rolltop bath and attractive family shower room with walk-in shower, PV panels providing excellent income, oak veneered doors, extensive wardrobes and water softener.

The annexe is also well equipped with all modern amenities including a modern kitchen with cooker, washing machine and slimline dishwasher and a modern bathroom with mains shower.

The accommodation is extensive and versatile to suit a whole number of buyers. The annexe is ideal for an extended family, multiple generations, long term let, holiday let or working from home etc. The accommodation extends to:

The Bungalow

Entrance porch/garden room, reception hall with study area, living/dining room with pair of French doors, kitchen/breakfast room with part-vaulted ceiling, utility with stable door, cloakroom, principal bedroom with en-suite bathroom, second double bedroom, shower room.



The Annexe
Self-contained with its own external ground floor door, although the accommodation is arranged on the first floor – Landing with extensive cupboards, open plan living room/kitchen with French doors and Juliet balcony, double bedroom, bathroom.

A further feature is the very large integral tandem length garage with rear workshop (originally designed as one large space to accommodate two Rolls Royces, although currently sub-divided).

OUTSIDE

The property stands on a good sized plot and is set well back, with access through double gates onto a long driveway leading to the large integral tandem length garage with rear workshop.

The majority of the gardens lie to the front, facing principally west, with lovely distant views over the Marshwood Vale, taking in the well known viewpoints of Lewesdon and Pilsdon, together with the village church. The gardens are a further feature, being very well stocked with a whole variety of mature and unusual plants, areas of lawn, wildlife pond with timber decking, gazebo, raised fishpond and to the side a veranda and to the rear a pair of paved patios.

SITUATION

Melplash is a small country village very conveniently situated midway between the popular towns of Bridport and Beaminster, both within about 3-4 miles. The excellent village amenities include a church, public house, village hall, garage and playing field. It is within an Area of Outstanding Natural Beauty (AONB) and there is easy access to lovely open countryside, virtually on the doorstep.

Both Bridport and Beaminster provide excellent facilities and have local schools. The beautiful World Heritage Jurassic Coast can be found at West Bay, with its picturesque harbour, bathing beaches and spectacular clifftop walks.

SERVICES

Mains electricity, water. Septic tank drainage. PV panels. Oil-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Bridport office proceed to the Town Hall and turn right into East Street. At the roundabout take the 1st exit, signed Beaminster. On entering Melplash and on passing the Village Hall on the right, take the immediate 1st right into Mapperton Lane. The property will be seen after a short distance on the right.



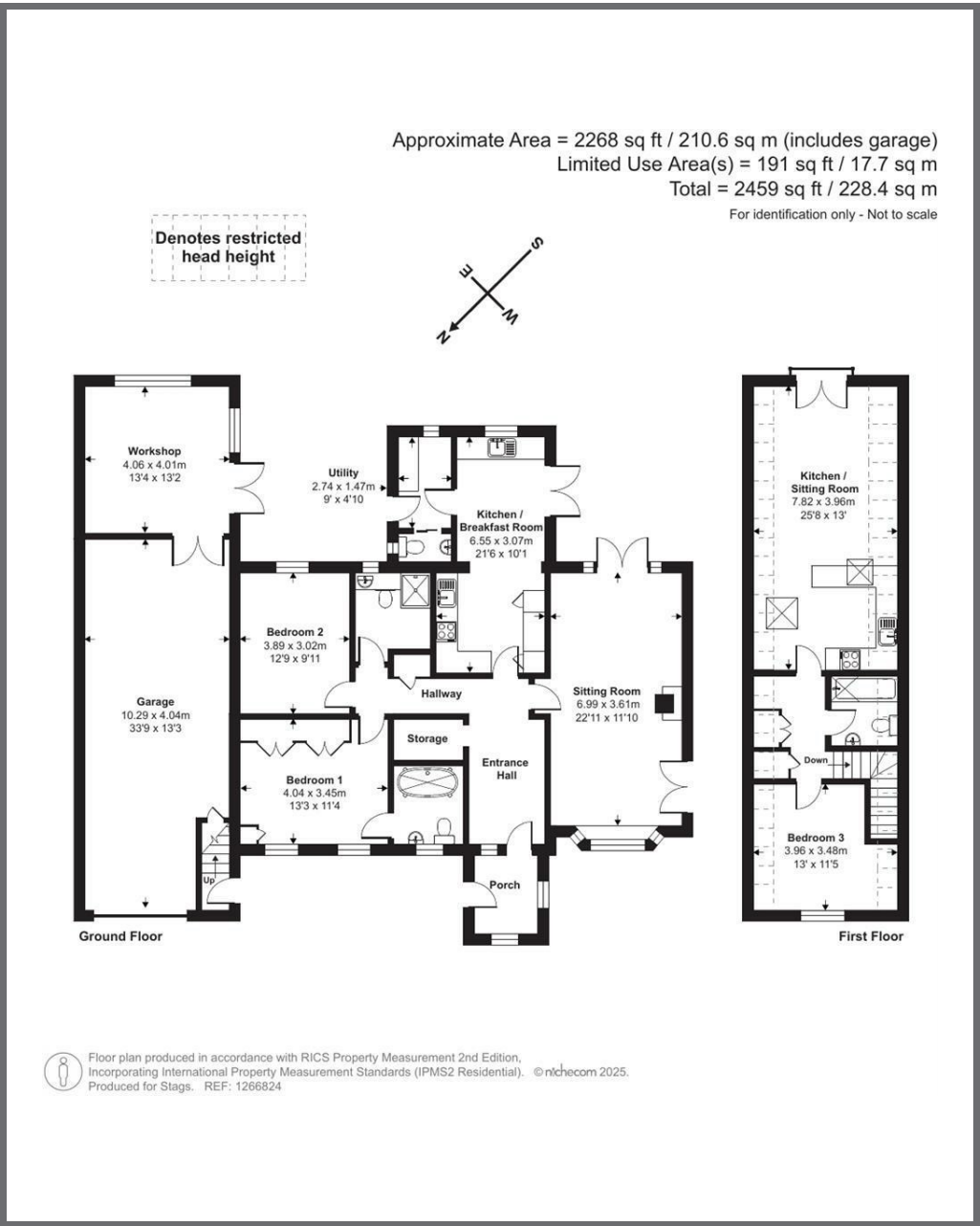
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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