



3, Gore Terrace





# 3, Gore Terrace

Bradpole, Bridport, DT6 3JD

Bridport Town Centre 1.5 miles. West Bay/Jurassic Coast 3 miles.

A very attractive and well presented terraced Edwardian cottage enjoying a good sized garden with studio/home office and lovely country views on the village outskirts.

- Much improved Edwardian cottage
- 2 Double bedrooms plus attic bedroom
- Large 113ft depth rear garden
- Close to open countryside
- Freehold. Council Tax Band C
- Lovely open views
- Spacious living/dining room
- Detached studio/summerhouse/home office
- Many original features
- Viewing strongly recommended

Guide Price £410,000

## THE PROPERTY

3 Gore Terrace is a very attractive and well presented mid-terrace cottage enjoying lovely open country views on the edge of Bradpole village. It was understood to have been built in circa 1912, being one of only four and has main walls of solid stone with brick details under a clay tiled roof.

In recent years the property has been subject to a whole number of improvements and the many excellent features include gas-fired central heating (boiler replaced circa 2015), wood burner to the living/dining room, newly fitted well equipped kitchen with electric oven and ceramic hob, country-style bathroom with mains shower and mains operated smoke alarms to the upper floors. The property also benefits from part cast iron style radiators, part newly installed timber sash style windows and a superb newly installed bi-folding kitchen window.

There are a host of original features, typical of its period, including high ceilings, deep skirting boards, mosaic tiled floor, cast iron fireplaces, stripped pine panelled doors, exposed floorboards, picture rails and sash windows.

The well presented and spacious accommodation of around 1,160sqft is arranged over three floors (technically, the second floor attic bedroom cannot be classed as a habitable room), extending to:

Ground floor - Reception hall, good sized living/dining room, kitchen, rear porch/boot room

First floor - Two double bedrooms and bathroom

Second floor - Attic bedroom (with restricted head height) with large Velux window.

The rear garden is a further feature being good sized and very well stocked and having a very useful, fairly recently built, detached timber studio/summerhouse/home office and a rear pedestrian gate (informal) onto the adjoining fields.





## OUTSIDE

There is on-lane parking, subject to availability. The cottage is set well back and elevated, backing onto open fields. There is a front garden down to lawn and a useful timber bike store. The rear garden is well stocked and principally laid to lawn together with a wide range of shrubs and raised beds. Immediately adjoining is a timber decking area. Towards the far end of the garden is a sheltered area with raised timber decking, shed with power and a very useful detached timber studio/summerhouse/home office, which is insulated and has power together with downlighters. On the rear garden is a pedestrian gate giving informal access onto open fields.

The cottage has a pedestrian right of way over the rear garden belonging to number 4 (the neighbouring cottages do not have any rights of way over number 3).

## SITUATION

The cottage enjoys a lovely location on the northern edge of Bradpole village, with far-reaching open views and within easy access to the attractive countryside. Bradpole village centre is within easy reach with a butcher's, church and village hall. Local primary and secondary schools are within easy reach, together with a local pub. Bridport is a thriving historic town with excellent shopping, leisure and cultural amenities, including a twice weekly market, Arts Centre and numerous restaurants, cafes and pubs. The area is designated as one of outstanding natural beauty (AONB) and the stunning Jurassic Coast World Heritage Site at West Bay is just some ten minutes' drive away.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 0.6Mbps and Superfast up to 8Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Strictly by appointment with Stags Bridport.

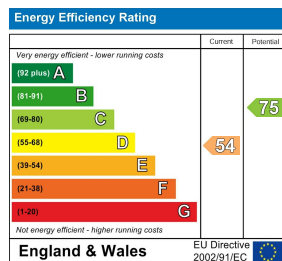
## DIRECTIONS

From Bridport East Street roundabout take the A3066 towards Beaminster and after the Gore Cross roundabout take the next right, signed West Milton/Powerstock. Gore Terrace will be seen after about half a mile, directly in front.





A large, bright green field with a wooden fence in the foreground, a small house with a solar panel on the roof, and a large tree on the right. In the background, there is a large, rounded hill under a blue sky with white clouds.



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