



Swan Cottage



# Swan Cottage

Brook Street, Shipton Gorge, Dorset, DT6 4NA

Burton Bradstock/The Sea 2 miles. Bridport 3 miles.

Dorchester 14 miles.

A charming and well appointed cottage style home with far reaching views across the Bride Valley in a highly sought after village.

- Well appointed character style home
- 4 Bedrooms
- 2 Reception, downstairs
- Landscaped south-facing gardens
- Peaceful edge of village setting
- Spacious 1,538sqft home
- 2 Bathrooms (1 en-suite)
- Kitchen/breakfast room, utility cloakroom
- Large double garage/workshop
- Freehold. Council Tax Band E

Guide Price £550,000

## THE PROPERTY

Swan Cottage is a charming and well appointed cottage style home with traditional rendered and oil-based painted exterior. It is only one of four exclusive character style homes built in 2000 and the property has been in the current ownership since new.

The accommodation is well presented throughout and features a whole number of character features, including part curving walls and an impressive brick and beamed fireplace to the living room. The specification is higher than average with attractive shaker style kitchen and bathroom fittings together with mains gas-fired central heating, PV panels on the garage, water softener and quality uPVC sealed unit beaded windows and doors supplied by Heavers of Bridport. Three of the bedrooms are fitted with bespoke quality furniture and the fourth bedroom/study has fitted office furniture, with additional storage available in an extensive loft with ladder and lighting. The property enjoys a south-facing rear aspect, backing onto fields, with far reaching views across the Bride Valley and up to the floodlit church. It benefits from reed thatching, renewed just eight years ago and a very high energy efficiency rating of B.

A lot of time and expenditure has been invested in the gardens which feature a stunning secret garden. A further feature is the extra large double garage/workshop with remote control door plus a dedicated visitors parking bay and useful attic storage.

Swan Cottage is a highly desirable, modern, character home with excellent amenities and delightful views in a sought after conservation village.

The sale price will include all fitted carpets, blinds, some fitted curtains, light fittings, fridge/freezer, washing machine, tumble dryer and chest freezer ( in garage ) . Space and plumbing for slimline dishwasher in kitchen.



## OUTSIDE

Swan Cottage occupies a corner position and is set back behind attractive stone walls. There is a front garden area, hard landscaped for ease of maintenance, and side pedestrian gate. The rear garden is arranged in two areas, immediately behind the property is a paved terrace, large lawn with a mature cherry plum tree and covered area. Beyond the garage is a beautiful second garden (known as the secret garden) which has been attractively landscaped and arranged on various levels with low retaining walls, circular paved feature and stocked with a whole variety of lovely shrubs, flowers and trees, including a beech hedge to shield it from the parking area. Immediately adjoining the garage is a paved seating area with pergola, taking advantage of the sunny south-facing aspect.

Extra large double garage/workshop with remote control door, power and light, large attic storage and potential facilities for EV charger (not supplied).

## SITUATION

Swan Cottage is pleasantly located on the edge of this popular village and backing onto fields with wonderful views across the Bride Valley. Shipton Gorge is a delightful and peaceful village in an area known as the Bride Valley. The village has won several Dorset Best Village awards in the past. There is an active community with a good range of facilities, including a public house, church and village hall, together with playing field, managed conservation woodland and orchard.

The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB) and the stunning World Heritage Jurassic Coast is within only a few miles. There are delightful country walks right on the doorstep. The nearby village of Burton Bradstock has a wider range of amenities plus bathing beaches whilst the thriving historic market town of Bridport is within only two miles with its excellent range of business, leisure and shopping facilities. The A35 provides fast road links to Dorchester, which has a mainline rail service to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating. PV panels (generating excellent savings) and 5kW storage battery, leaving space for an electric vehicle charger.

Broadband - Standard up to 6Mbps and Superfast up to 56Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services 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 go east along the A35 towards Dorchester. After about 2 miles turn right, signed Shipton Gorge and Burton Bradstock. Go into the village and after passing the public house on the left, take the next left into Port Lane, which leads into Brook Street. Continue for a few hundred yards and Swan Cottage is seen towards the end, at the cross roads on the right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1538 sq ft / 142.8 sq m  
 Garage = 286 sq ft / 26.5 sq m  
 Total = 1824 sq ft / 169.3 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richteckon 2024. Produced for Stags - REF: 1222369

32 South Street, Bridport,  
 Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	90
(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	