



Five Mice House



Five Mice House

5 St Andrews Road, Bridport, Dorset DT6 3BG

West Bay 2.5 miles. Lyme Regis 11 miles.

A pretty character stone cottage attractively located just a short walk from Bridport town centre.

- Character stone cottage
- Host of character features
- Double bedroom
- Small front and rear courtyard gardens
- Sought after position
- Well presented and proportioned
- Attractive views
- Modern kitchen and bathroom
- Optional holiday letting business
- Freehold. Council Tax Band A

Guide Price £230,000

THE PROPERTY

Bridport is home to many delightful character cottages but there are arguably few who are as best and advantageously situated as Five Mice House. Five Mice House stands slightly elevated above street level, in one of the town's most desirable addresses, just a short walk from the town centre and is blessed with views to the front aspect across the neighbouring rooftops to the green hills beyond.

Believed to date back to the early 1800s, the property is grade 2 listed, with a charming stone frontage and lovely features such as a former fireplace (with flue for wood burner), cottage doors, window seat, unique landing window and period cupboards. The cottage has been sympathetically updated over the years to create a comfortable and convenient home with modern, yet complimentary, fixtures and fittings including bespoke replacement windows.

The accommodation comprises living/dining room, fitted kitchen with gas hob and electric oven, double bedroom and a large bathroom. Beautifully proportioned throughout with generous room sizes, making this a superb permanent or second home, or an attractive option for long and short term lettings.



HOLIDAY LETTING HISTORY

The current owner has been successfully letting out the cottage for holiday lettings, generating a very good revenue. The property is available with forward bookings and contents by separate negotiation, alternatively, vacant possession is available.

OUTSIDE

The property benefits from front and rear courtyard style gardens which require little in the way of maintenance. The rear door from the kitchen opens to a small courtyard bordered by raised bed, owned and tended by the neighbouring property. To the front is a delightful paved terrace which benefits from a sunny southeast facing aspect.

SITUATION

St Andrews Road is positioned within a conservation area close to vibrant Bridport town centre, with its twice weekly market, a host of interesting shops, restaurants/cafes and businesses and the World Heritage Site Jurassic Coast just a short drive away. The town is popular with holidaymakers and locals alike. Further afield, the county town of Dorchester.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, 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).

BUSINESS RATES/COUNCIL TAX

Currently under Business Rates due to the holiday lettings (100% relief), although formerly Band A under Council Tax.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

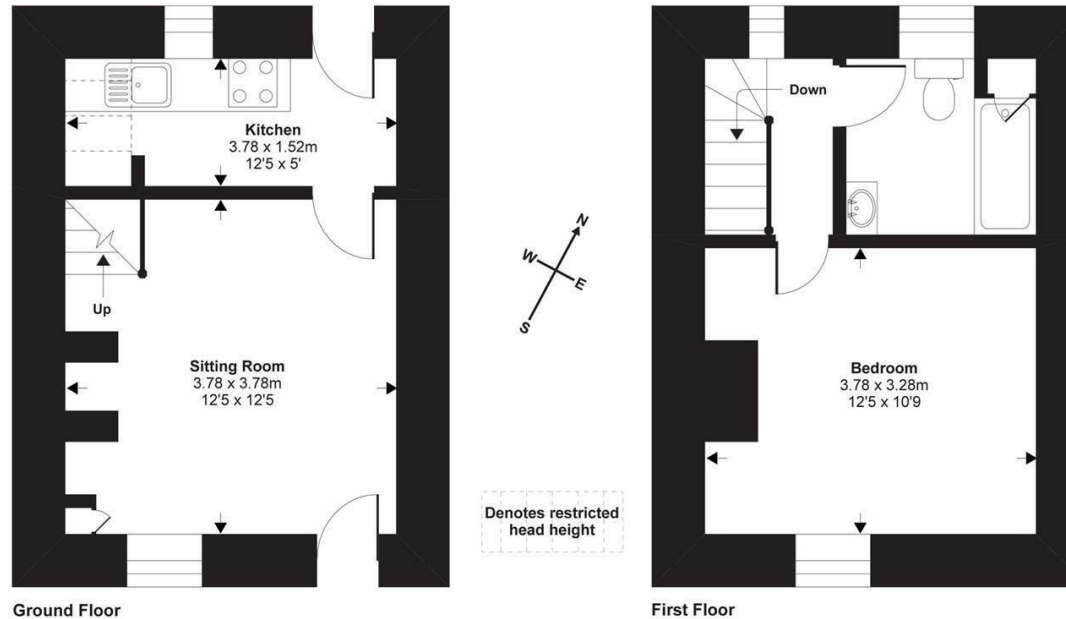
(On foot) - From Bridport town centre proceed along East Street and turn left into Barrack Street, by The Olive Tree. Continue up this road, which leads into St Andrews Road. Five Mice House will be seen after a short distance on the left.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01380 428001 or via email at rentals.bridport@stags.co.uk.



Approx. Gross Internal Floor Area
40.6 Sq Metres 437 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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.



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