



East Court



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Brook Street, Shipton Gorge, Bridport DT6 4NA

Burton Bradstock/The Sea 2 miles. Bridport 3 miles. Dorchester 14 miles.

A very attractive, spacious and well presented, individual semi-detached stone house with a generously sized garden and lovely views, in the sought after and peaceful Bride Valley village of Shipton Gorge.

- Attractive individual stone house
- Spacious 1121sqft
- 3 Double bedrooms
- Large through living/dining room
- Picturesque village and country views
- Large mature gardens. 0.2 acres
- Garage and extensive parking
- Enlargement potential and optional holiday letting business
- Sought after Bride Valley village
- Freehold. Council Tax Band TBC

Guide Price £495,000

THE PROPERTY

East Court is a very attractive, spacious and well presented, individual semi-detached stone house with a generously sized garden and lovely views, occupying a picturesque setting within the sought after and peaceful Bride Valley village of Shipton Gorge. It is estimated to have been traditionally built in the 1970s, having attractive natural stone faced elevations under a tiled roof.

Under the current long ownership since 2006, the property has been well cared for and benefits from a whole number of improvements.

The property offers all modern amenities including mains gas-fired central heating (boiler replaced in 2021), uPVC small paned style windows, laminate flooring to the hall and reception rooms, water softener/de-scaler, modern fitted kitchen with upgraded solid beech worktops, stoneware sink, Bosch dishwasher and useful larder cupboard, modern fully tiled bathroom with Mira electric shower and water pump (suite installed just 6 years ago) and built-in wardrobes to the larger bedrooms.

Briefly, extending to:

Ground floor - Thatched canopy porch, large reception hall/library with bookshelves and large under-stairs cupboard, cloakroom, through living room (featuring ceiling beams)/dining room (the two rooms divided by a large archway) and rear patio doors, kitchen.



First floor - Landing, three double bedrooms and bathroom and a large part-boarded attic,

OUTSIDE

The house enjoys a large plot.

To the front is a private parking layby with raised stone beds. To the side is a 5-bar gate giving access to a large parking courtyard with single garage (power and light), outside tap and shed. Directly behind the property is a sheltered gravelled seating area with stone retaining walls. A gate and steps lead up to a very large main garden which is terraced on various levels, down to lawn together with a number of mature trees and shrubs. There is also an outside tap within this garden. From the upper level there are lovely views over the village, The Bride Valley and to the church.

HOLIDAY LETTING BUSINESS

A very successful holiday letting business has been undertaken through Holiday Cottages, generating an excellent annual gross income. The house currently benefits from 100% Business Rate Relief.

The property could be purchased as a going concern with forward bookings and contents by separate negotiation.

SITUATION

Shipton Gorge is a delightful and peaceful Dorset 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 amenities including a public house, church and village hall, together with playing fields.

The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB) and the beautiful 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 also within only a few miles with its excellent range of business, schools, leisure and shopping facilities. There are fast road links to Dorchester, which has a mainline rail service to London Waterloo.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 6Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside in addition to O2 and Vodafone 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, subject to ongoing holiday bookings.

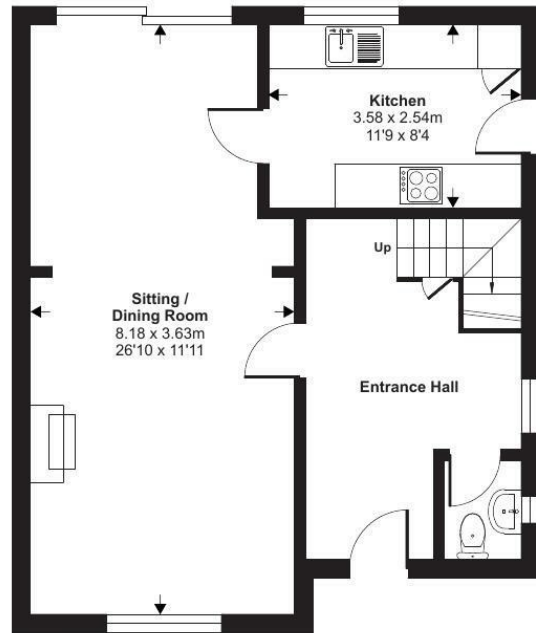
DIRECTIONS

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. The property is seen after a short distance on the left.

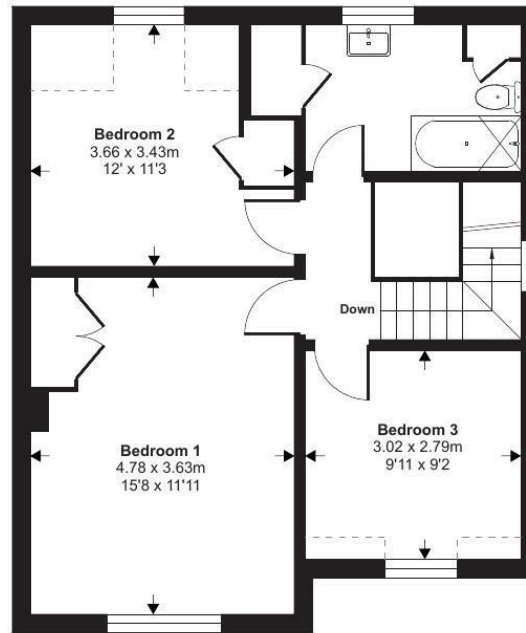


Approximate Area = 1121 sq ft / 104.1 sq m
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Garage = 228 sq ft / 21.1 sq m
 Total = 1374 sq ft / 127.5 sq m

For identification only - Not to scale



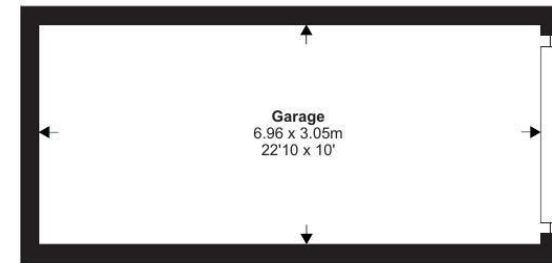
Ground Floor



First Floor



Denotes restricted head height



Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1174490

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	71	
(54-68)	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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