



Symonds
& Sampson

Orchard Cottage

Walditch, Bridport, Dorset

Orchard Cottage

Walditch
Bridport
Dorset DT6 4LG

Charming detached character property located in a the quiet village of Walditch.



- Character features throughout
- Attractive Grade II listed cottage
 - 0.365 acres
 - Village location



Guide Range £325,000 - £375,000

Freehold

For sale by sealed bids by 12 noon 23rd June 2026

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE PROPERTY

Orchard Cottage is a detached attractive Grade II listed character property offering well-balanced accommodation arranged over two floors.

The property retains a wealth of charm and period character, including an impressive inglenook fireplace within the principal reception room. The sitting room is of a generous size, comfortably accommodating for multiple seating areas, creating a versatile and welcoming living space. The ground floor also features a dining room, kitchen, and bathroom.

To the first floor are three bedrooms, providing practical accommodation suited to a variety of purchasers.

OUTSIDE

A particular feature of the property is the substantial rear garden, offering excellent outdoor space with scope for a variety of uses. The current arrangement allows for separate sections, suitable for gardening, recreation, productive use or entertaining.

SITUATION

The property is situated on the eastern edge of the bustling and vibrant market town of Bridport. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words///blanks.truly.emeralds

SERVICES

Mains water, drainage and electricity. Electric mains heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: Exempt

LOCAL AUTHORITY

Dorset Council - 01305 251010

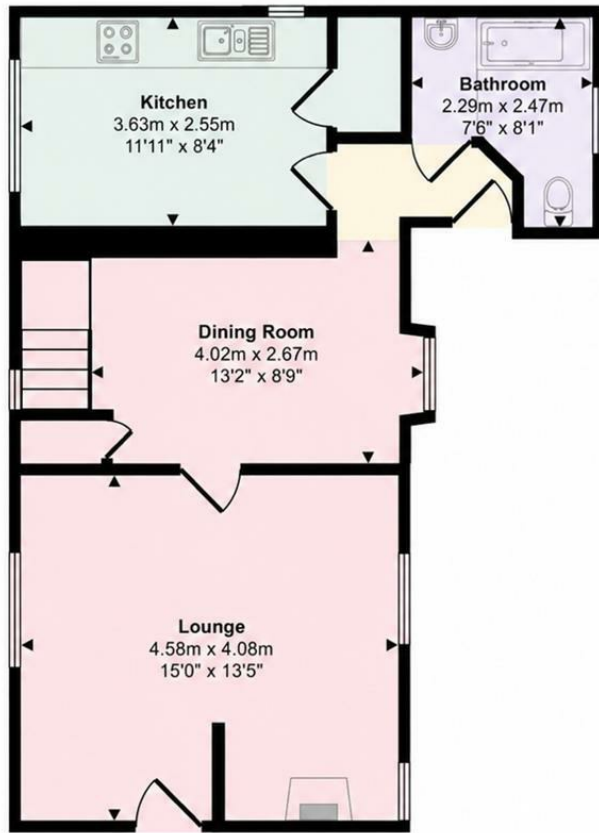
Tax Band: D

AGENTS NOTE

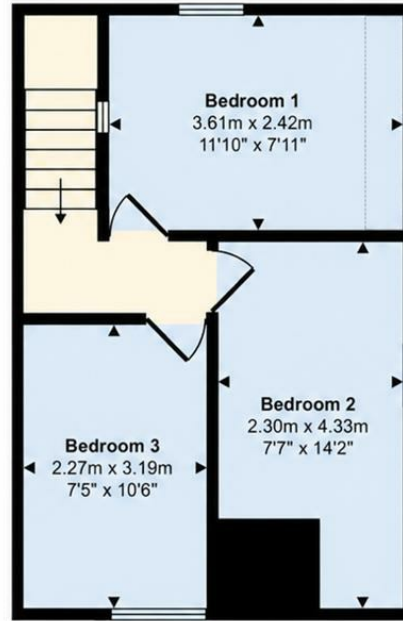
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We have been made aware of a dispute with the neighbour. Contact the office for more information.





Ground Floor



First Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bridport/DME/30052026



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Orchard Cottage, Walditch, Bridport, Dorset, DT6 4LG

We have pleasure in enclosing the details of the above property for which we are quoting a guide range of £325,000 to £375,000.

If communications, conditions, situation or other such factors are of particular importance to your decision then please discuss these priorities with us prior to arranging an appointment to view so as not to have wasted a journey.

Terms of Informal Tender

Should you decide to submit an offer it/they should be submitted in writing by letter or email upon the following basis by 12 noon on Tuesday 23rd June 2026 to Symonds & Sampson LLP's Bridport Office –23 South Street, Bridport, Dorset, DT6 3NU, dimagee@symondsandsampson.co.uk

1. Any offer should be a fixed amount. No escalating bid or any offer calculated by reference to other offers will be considered.
2. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.
3. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. You should state whether the offer is subject to a building/condition report.
4. If you are submitting an offer on behalf of another party, you should state the name and address of the party and you should confirm your authority to act as agent.
5. You should state whether your offer is conditional upon any survey, the grant of any planning or other consents but otherwise should be subject to contract only.
6. You should state the name and address of the solicitor who will act on your behalf in the event that your offer is accepted.
7. So that your offer is not opened before the deadline given above, please mark the outside of the envelope clearly in the left hand corner with the words "Orchard Cottage, Walditch, Bridport, Dorset, DT6 4LG". If submitting by email, please title the email similarly. If you wish to check with us before the deadline that your offer has been received at the office, we suggest that you mark the envelope with your initial or some form of identification.
8. All offers should be subject to the terms and conditions contained within the particulars of sale. The Vendor's solicitor will issue a draft contract shortly following the acceptance of an offer. A 10% deposit will be payable upon exchange of contracts.
9. Please indicate when you wish to complete. 10. The Vendors do not commit themselves to accept the highest or any offer.

Orchard Cottage, Waldith, Bridport, Dorset, DT6 4LG

INFORMAL TENDER

To be submitted on Tuesday 23rd June 2026 to Symonds & Sampson, 23 South Street, Bridport, Dorset, DT6 3NU.

SUBJECT TO CONTRACT

I/We: _____

Of _____

Telephone: _____

Hereby submit an offer in the sum of: £ _____ (In words): _____

Please provide details of funding and other relevant matters (i.e. conditions of offer):

Dated: _____ Signed: _____

Full name, address and capacity of signatory (where signed on behalf of another party): Name:

Address: _____

Capacity: _____

My/Our/The acting Solicitors are:

This tender form should be completed in accordance with the conditions and stipulations set out in the sales particulars.