



Symonds
& Sampson

1 Shutes Farm Cottages

Shutes Lane, Symondsburry, Bridport

1 Shutes Farm

Cottages

Shutes Lane
Symondsburry
DT6 6HF

Handsome two bedroom Grade II listed cottage in the heart of Symondsburry village a short stroll to Colmers Hill and a public house.



- A chocolate box cottage in sought after village location
 - Private courtyard garden
 - Open-plan dining/sitting room
 - On street parking

Guide Price **£400,000**

Freehold

Bridport Sales
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THE PROPERTY

1 Shutes Farm Cottages is an attractive end of terrace cottage, beautifully positioned away from passing traffic on the north side of Symondsburry Village. It is ideally placed, just a short walk out onto open countryside and Colmers Hill, a short step to the Ilchester Arms and a short drive to Bridport town centre and the beach. Think “chocolate box cottage” and you have it in a nutshell. The property has warm stone elevations under a tile roof and an interior that has been refurbished and updated over the last few years, keeping the original character of the cottage, yet installing all those essentials needed for 21st century living.

ACCOMMODATION

The living room stretches from the front to the rear of the property with a seating area to one end centred on a woodburning stove, and a dining area to the other looking out to the garden. The fireplace has a contemporary woodburning stove while the whole room is laid to attractive painted floorboards. To one side there is a well organised kitchen with hardwood work surfaces over and integral appliances that include an electric oven, ceramic hob, a fridge and a dishwasher. In addition under the stairs there is space and plumbing for washing machine, a tumble dryer and a small freezer. Upstairs there are two good

bedrooms, the principal of which stretches along the front of the cottage and has a built-in wardrobe, with both bedrooms sharing a stylish fitted bathroom with an electric shower over the bath. The property is in good decorative order throughout and has electric heating.

OUTSIDE

To the front of the property there is on street parking. To the rear is a south and west facing courtyard garden laid to paving, with a raised enclosed herbaceous border to one corner and a door to the other corner out onto a courtyard behind. The garden is a suntrap, ideal for taking in the sun at the end of the day, making it a good outside entertaining area during the summer months.

SERVICES

Mains electricity, drainage and water
Electric heating
Broadband - Ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

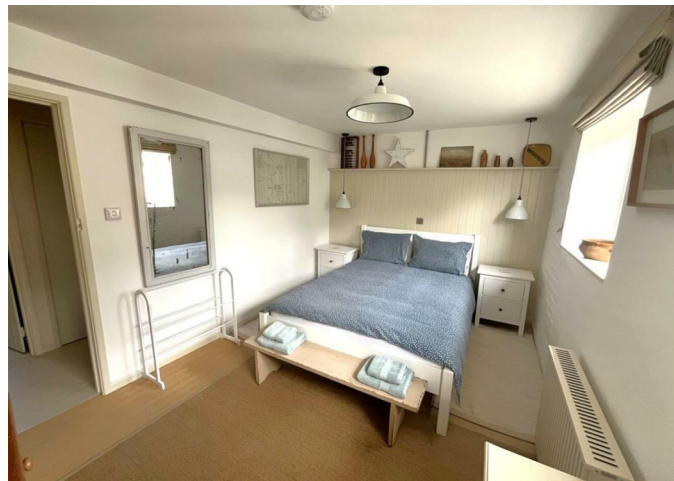
Dorset Council
Council Tax band C

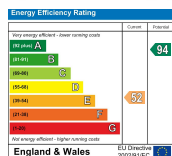
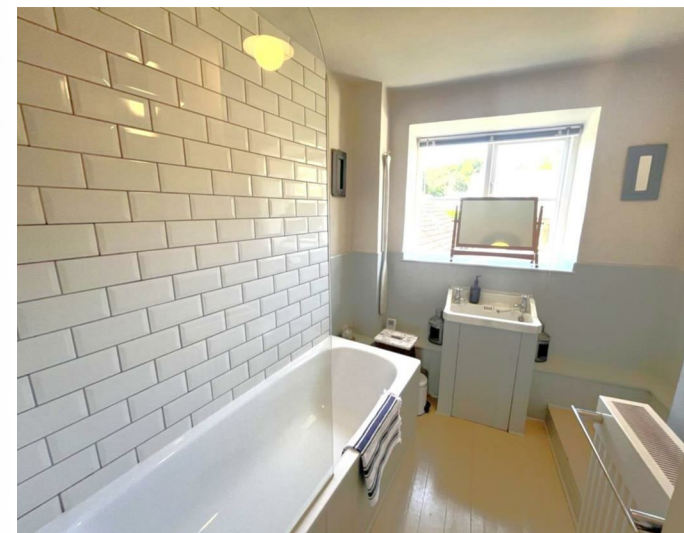
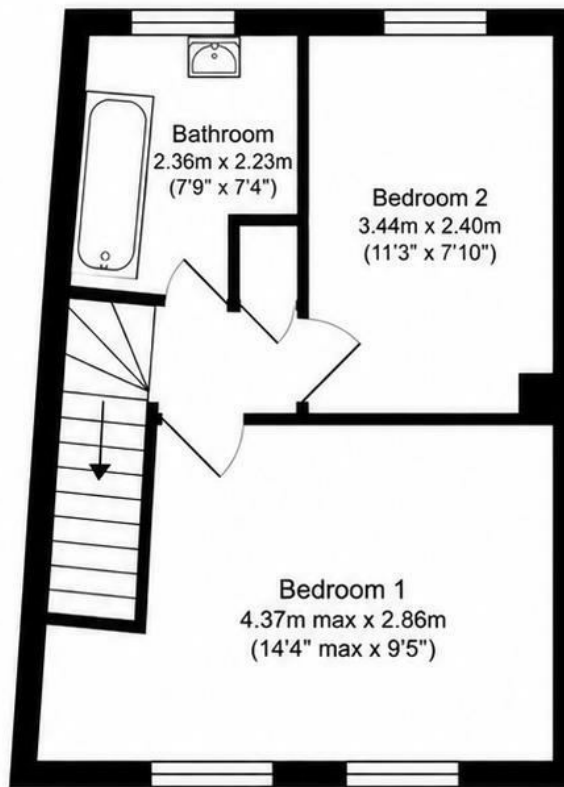
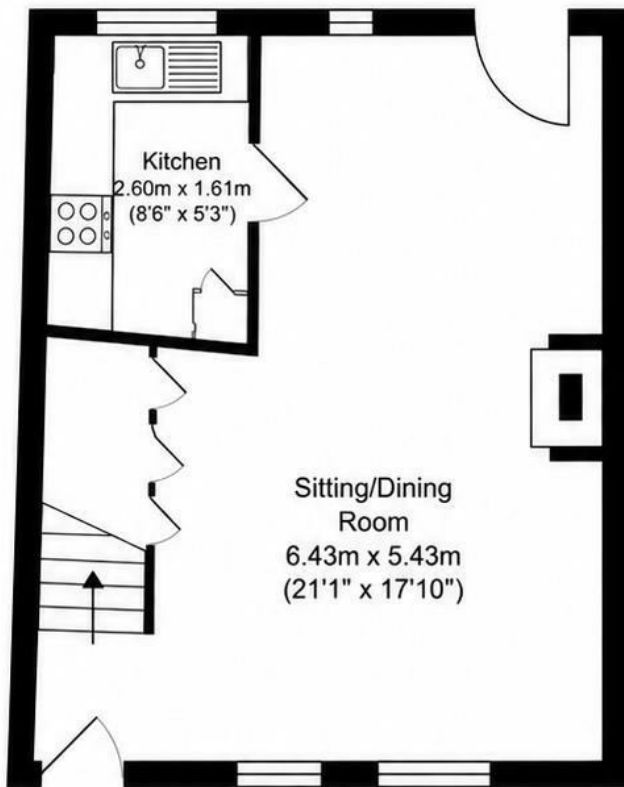
SITUATION

This property lies within the village of Symondsburry. Here you will find wonderful countryside walks over Colmers Hill and the well established Symondsburry Estate. Yearly events are held at the estate with a cafe, visitors centre and much more. A short walk into the local town of Bridport, this is a bustling and vibrant market town which 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. There is a good choice of primary and secondary schooling 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///hindered.swimsuits.gentle





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 Bridport
 DT6 6HF

Total Area: 692 ft² 64.3 m²

Not to scale. Measurements are approximate and for guidance only.

Bridport/SA/14052026



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