



Shepherds Cottage



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Ryall, Bridport, DT6 6EJ

Jurassic Coast 2 miles. Bridport 5 miles. Lyme Regis 7 miles.

A charming character cottage with far-reaching views and delightful gardens, located in a peaceful semi-rural position

- Attached period character cottage
- Very spacious 1,192sqft
- 2 Reception, conservatory
- Generous well established gardens
- Lovely peaceful location
- Stunning country views
- 3 Bedrooms, 2 bathrooms
- Newly built studio/home office
- Driveway and garage
- Freehold. Council Tax Band C

Guide Price £495,000

THE PROPERTY

Shepherds Cottage is a charming attached cottage which enjoys a peaceful, tucked away, position in the semi-rural hamlet of Ryall, with stunning far-reaching views to Symonsbury and the Marshwood Vale. The oldest part of the cottage is believed to date back some 200 years, with later extensions added since and still exhibits fascinating character features including exposed beams, an impressive fireplace with former bread oven and parquet flooring in the sitting room.

Under the current ownership a whole number of improvements have been undertaken and the cottage features a fitted kitchen with pine units, electric oven and ceramic hob, uPVC windows/doors, updated modern bathroom and shower room.

The accommodation is well proportioned with a great degree of flexibility. On the ground floor there is an 'L' shaped kitchen and split-level shower room, there are also two main reception rooms, conservatory/garden room and third bedroom/third reception room. On the first floor there are two bedrooms, the principal is of a very good size, and a fully tiled bathroom.



OUTSIDE

Shepherds Cottage stands slightly elevated with vehicular access to a single garage and through a five-bar gate onto a tarmac driveway, with substantial log store alongside measuring 11ft by 3ft.

The lovely gardens are a particular further feature, stretching to both sides of the property, the gardens are primarily laid to established lawn with well stocked flower and shrub borders. There are glorious views over the Marshwood Vale.

A further big selling feature is the newly built studio/garden room/home office, which is fully insulated with power and light, LED downlighters, uPVC window and French doors, taking advantage of the lovely views

SITUATION

The property is situated on a quiet lane in Ryall, which rates highly amongst the many desirable hamlets in the West Dorset area of outstanding natural beauty (AONB), on account of its peaceful semi-rural setting and fantastic vista across the Marshwood Vale. The nearby villages of Morecombelake and Whitchurch Canonichorum offer between them a range of amenities including a well stocked farm shop and The Five Bells pub in Whitchurch Canonichorum. Charmouth, Lyme Regis and Bridport are all within easy reach, with a broad range of shopping, leisure, cultural and healthcare facilities, including a twice weekly street market and leisure centre with swimming pool in Bridport. The Jurassic Coast World Heritage Site is very close, as is the National Trust owned Golden Cap Estate, with many wonderful walking opportunities to be enjoyed from the doorstep.

SERVICES

Mains water and electricity. Septic tank drainage. Electric heating (Economy 7 night storage heaters and electric convector heaters). Broadband - Standard up to 16Mbps and Superfast up to 80Mbps. 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).

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 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 heading west and pass through the village of Chideock. In Morecombelake turn right by Felicity's Farm Shop and follow Star Lane into Ryall. Take the 2nd available right onto Butt Lane, bearing right at the fork in the road. The driveway to the property is 1st on the right and can be identified by the yellow garage door. What3Words:///unsettled.dandelions.pulses



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		
(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

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