



Brandon House Cottage



Brandon House

Chantry Street, Netherbury, Bridport, DT6 5PD

Beamminster 2 miles. Bridport 5 miles. West Bay 7 miles.

A very impressive high quality village house in a peaceful picturesque and highly desirable country village

- Stunning bespoke house
- Refurbished to exceptional high standard
- 3 Bedrooms, 2 bathrooms (1 en-suite)
- Through living room/conservatory suite
- Kitchen/dining room
- Landscaped courtyard garden
- Garage and parking
- Attractive village and country views
- Very picturesque setting
- Freehold. Council Tax Band E

Guide Price £525,000

THE PROPERTY

Brandon House Cottage is truly a very impressive, attractive and well appointed, end of terrace cottage style village house, occupying a delightful location within the centre of this peaceful picturesque and highly sought after village. It is one of only seven individually designed cottages which were built in circa 1982 with natural stone-fronted and part rendered elevations under a slate roof. Under the current ownership since 2012, it has been subject to very comprehensive refurbishment and alteration to an exceptionally high standard and now offering many bespoke, quality features.

The impressive specification features include bespoke sash windows (some with leaded light stained glass), bespoke front entrance door and rear stable door, engineered oak flooring, additional wall and floor insulation, bespoke twisting staircase, quality internal doors, high efficiency electric central heating with traditional radiator wet system, traditional timber double glazed conservatory, very well equipped kitchen with granite worktops, electric Aga and integrated comprehensive Bosch appliances – fridge, freezer, dishwasher and washing machine – PV panels (powering the Aga and surplus going to the National Grid), extensive and versatile lighting system, Hammonds fitted wardrobes, walk-in wardrobe in the master bedroom, attractive sanitaryware with limestone flooring and underfloor heating both to the en-suite shower room and family bathroom.



OUTSIDE

The house stands slightly elevated on a corner plot. At the rear is a garage and parking space. There are small areas of garden to the front and side with paving, flower and shrub beds, enclosed by low stone walls with railings, side pedestrian gate. The rear courtyard walled garden is very private, paved with raised beds and a brick barbeque.

SITUATION

The highly sought after village of Netherbury lies within the area known as The Brit Valley, formed by the River Brit, which flows down to Bridport, West Bay and the sea. Considered to be one of the prettiest villages in Dorset, the centre of the village is home to many beautiful period cottages, typical of the West Dorset area and there is a lovely large parish church, playing fields and village hall. The village has a thriving and friendly community with various activities to cater for all ages, including a playgroup, yoga sessions and a local film night, to name but a few and the village hosts the renowned NGS Netherbury open gardens. The Hare and Hounds public house is within just one mile, at Waytown. The immediate area is designated as being one of outstanding natural beauty (AONB) and there are many beautiful walks, trails and bridleways in the area, as well as wonderful riverside walks along the River Brit. Nearby, the attractive town of Beaminster is well known for its delightful Square with its range of local businesses, shops, restaurants and hotels. The thriving market town of Bridport is also close by, offering more comprehensive shopping and business facilities together with a leisure centre with swimming pool and twice weekly market. Just beyond is the stunning World Heritage Site Jurassic Coast at West Bay, with its picturesque harbour, bathing beaches and access to the wonderful clifftop walks. Nearby Crewkerne provides mainline rail services to London and Exeter.

SERVICES

Mains electricity, water and drainage. Electric heating, PV panels.

Broadband - Standard up to 1Mbps and Superfast up to 20Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice services inside and 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).

VIEWINGS

Strictly by appointment with Stags Bridport

DIRECTIONS

From Bridport join the A3066 towards Beaminster and on leaving Melplash take the next available left turning, signed Netherbury. Drive down into the village, cross over the bridge and continue into the centre/crossroads. Brandon House Cottage will be seen on the right corner.



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.

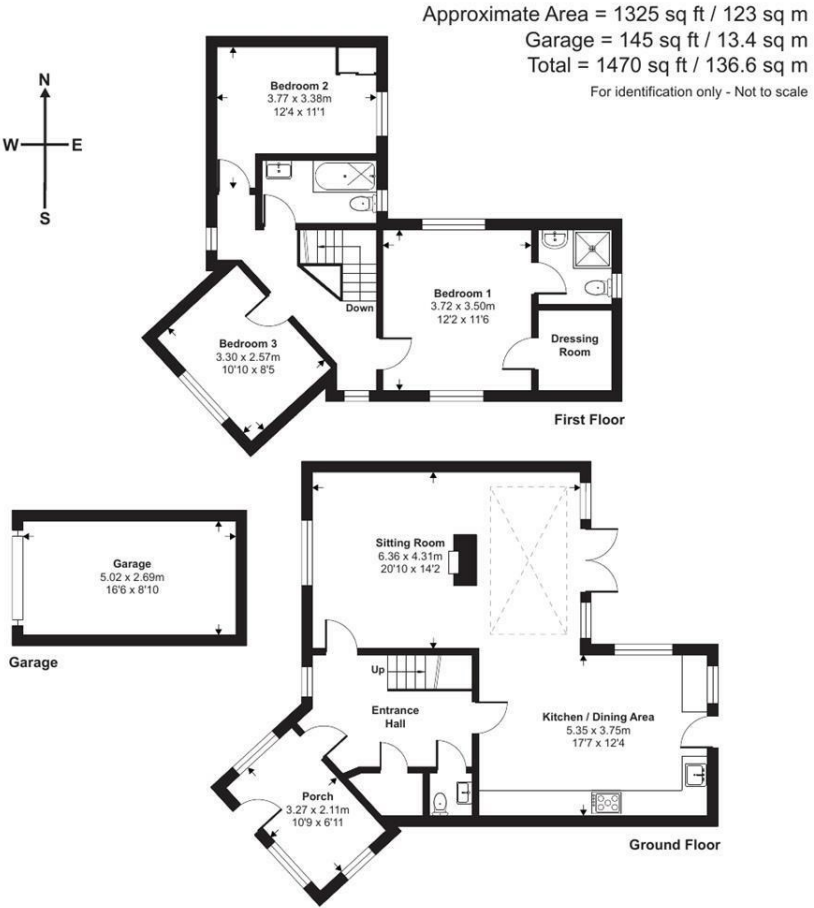


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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