



85, Gundry Road



STAGS

85, Gundry Road

Bothenhampton, Bridport, DT6 4SE

Town Centre 1 Mile. Jurassic Coast 1 Mile.

An immaculately presented four-bedroom detached family home, benefitting from a separate one-bedroom annexe and ample off-road parking.

- 4 Bedrooms
- 1 Bedroom Self Contained Annexe
- Almost 1800sq ft of accommodation
- Ample off-road parking
- Freehold
- Immaculate condition throughout
- Convenient Location
- Generous west-facing garden
- Holiday Let potential
- EPC: C

Guide Price £695,000

THE PROPERTY

85 Gundry Road is a beautifully renovated four-bedroom family home, complemented by a superb one-bedroom annexe, which benefits from permission for use as either ancillary accommodation or as a holiday let or long-term rental.

Upon entering the property, a useful porch provides an ideal space for coats and boots before leading into a spacious and welcoming entrance hall. A convenient cloakroom/WC is situated at the far end of the hall. To the left, the impressive kitchen/dining room forms the heart of the home, featuring recently fitted units, ample storage, a gas hob, integrated fridge/freezer, and bi-fold doors opening directly onto the garden, creating an excellent space for both everyday living and entertaining.

To the right of the hall is the generous sitting room, a comfortable family space enhanced by a recently installed feature log burner. Beyond lies a delightful garden room currently utilised as a gym but equally suited as a home office, studio or additional reception area.

The first floor offers four well-proportioned double bedrooms, all light, spacious and beautifully presented. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

A feature of the property is the stunning self-contained one-bedroom annexe, which enjoys its own private entrance and garden area. Currently operating as a successful family let, it offers excellent flexibility and could equally serve as independent accommodation for a family member, guest suite, home office, or a source of additional income through holiday or long-term letting.



OUTSIDE

To the front of the property, a spacious driveway provides ample off-road parking for several vehicles. To the rear, the generous west-facing garden enjoys a sunny aspect as is a particular feature of the property, making the most of the afternoon and evening sun. The current owners have created an attractive terraced seating area directly outside the kitchen, offering the perfect space for al fresco dining and entertaining. Beyond the garden is predominantly laid to lawn and benefits from a useful garden shed.

The annexe enjoys its own private patio garden, creating a separate and self-contained outdoor space. However, should a purchaser wish, this area could easily be incorporated into the main garden to create one larger family garden.

SITUATION

Located just off Gundry Road, the property enjoys a convenient position on the eastern edge of the vibrant market town of Bridport, within easy walking distance of the town centre and its excellent range of amenities. Bridport offers a wide selection of independent shops, supermarkets, banks, schools, healthcare services and leisure facilities, including an indoor swimming pool, together with its popular twice-weekly street market.

The picturesque harbour and coastline of West Bay lie approximately 1.5 miles to the south. Renowned for its stunning scenery, West Bay forms part of the UNESCO World Heritage Jurassic Coast and offers a wealth of opportunities for coastal walks, boating, fishing trips and other outdoor pursuits.

The county town of Dorchester is also within easy reach, providing an extended range of shopping, leisure and cultural amenities, together with a mainline railway station offering services to London Waterloo and beyond.

SERVICES

All mains' services connected. Gas Fired Central Heating

Broadband - Standard up to 11Mbps and Ultrafast up to 1800Mbps.

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

VIEWING

Strictly by appointment with Stags Bridport.

DIRECTIONS

Take East Street towards the A35. At the roundabout take the second exit onto East Road. After 0.6 miles, turn right onto Howard Road, then take the first right onto Gundry Road. The property is then situated up the first private drive on the right.

What3Words///maximum.scribble.ranted



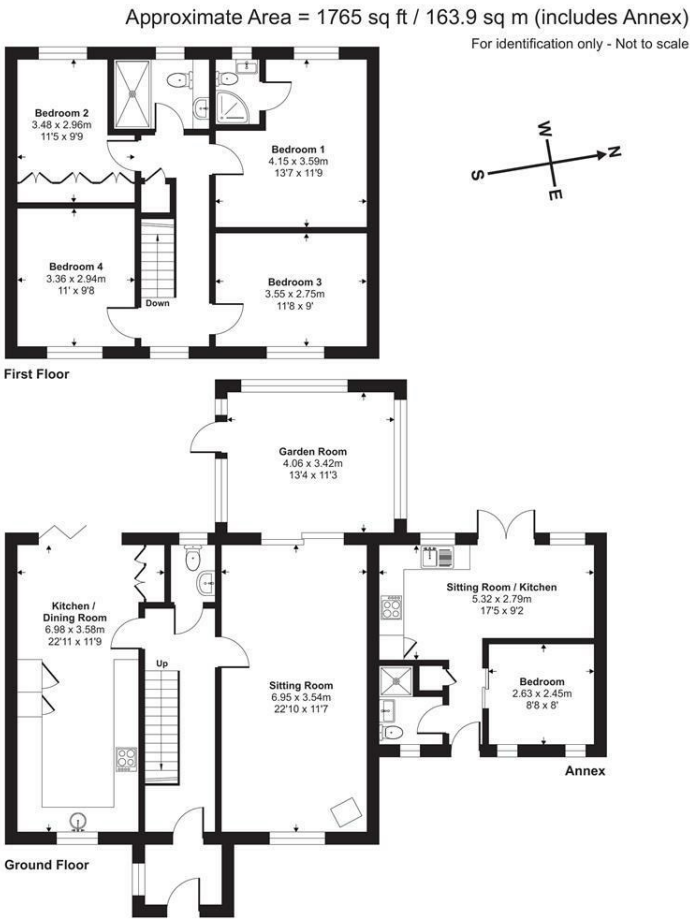
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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-plus)	A	7479
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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