

Symonds & Sampson

33 Folly Mill Lodge

Folly Mill Lane, Bridport, Dorset

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Folly Mill Lane
Bridport
Dorset DT6 3QR

Delightful two bedroom townhouse with parking, to the centre of Bridport town, within walking distance of all the shops and amenities.

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- Town centre location
- Two bedroom house in over 60s complex
- Private courtyard garden
- Residents parking for two cars

Guide Price £325,000
Leasehold

Bridport Sales
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THE PROPERTY

33 Folly Mill Lodge forms part of the select development of properties created specifically to take full advantage of its position, literally a stone's throw from Bridport Town Hall, with all the amenities of the town within walking distance. The setup of the development allows the owner to enjoy the social aspects of being part of the development/community, but at the same time removed from it if they required. In addition the property has that most sought after of Bridport town centre commodities - off street parking for two cars.

ACCOMMODATION

The house is simply laid out around a spacious hallway on the ground floor and an equally light bright landing on the first floor. The sitting room lies to the rear of the property, with double doors leading out onto an attractive courtyard garden, whilst to the front of the house there is a well organised kitchen with a kitchen area to one end and the dining area to the other. The kitchen area is equipped with a comprehensive range of floor and wall mounted units and cupboards, with integral appliances that include an electric oven and ceramic hob, with space for a washing machine, a dishwasher and a fridge freezer. The dining area has space for a good sized dining table, while off the hallway there is a cloakroom.

Upstairs there are two good bedrooms, one of which has an ensuite shower room and a double wardrobe, with the second bedroom having a range of built-in wardrobes and use of a family bathroom. The landing features a large and useful airing cupboard for additional storage.

The property has electric heating and is double glazed throughout.

OUTSIDE

To the front of the property there is a brick paved driveway providing parking for two large cars. There is a private fully enclosed courtyard garden with a paved entertaining area immediately to the rear of the property, giving way to a garden organised to be maintenance free, with shrub planting to the edges providing shape, colour and form throughout the seasons.

SITUATION

The property sits right in the heart of Bridport, 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 an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric-a-brac. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west.

DIRECTIONS

What3words///share.trek.ferrying

SERVICES

Mains electricity, water and drainage.
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: D

MATERIAL INFORMATION

Cottage owners have access to the bin store and all communal gardens, and are also welcome to attend any social events in the communal lounge.
Lodge manager on site 9am until 2pm 5 days a week,

Lease 125 years from 2002

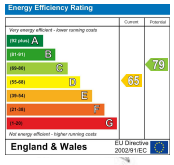
Maintenance £2817.00 bi annually
Ground rent - £956.19 per annum
Property management company: Churchill Estate Management

Age requirement – one resident needs to be 60 years of age or more and a second resident can be no less than 55 years of age.





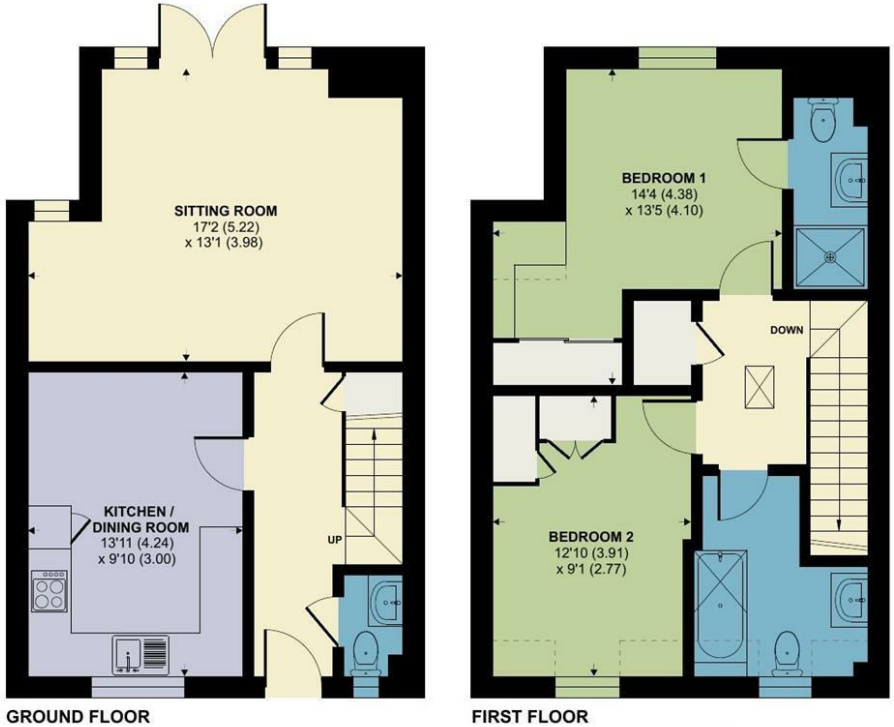




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Approximate Area = 873 sq ft / 81.1 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 901 sq ft / 83.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1540035





Bridport/SA/12112026

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