

Symonds
& Sampson



Heatherbell

Hill Close, West Bay, Bridport, Dorset

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Hill Close
West Bay
Bridport
Dorset DT6 4HW

A wonderful opportunity to secure a sizeable home and business in close proximity to the coast and Bridport residing in a generous private plot.



- 5 bedrooms with en suites
 - 1 Bed Annexe
- Generous plot size
- 200m from the beach
- Peaceful location
- No onward chain
- Existing B&B Business

Guide Price £735,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

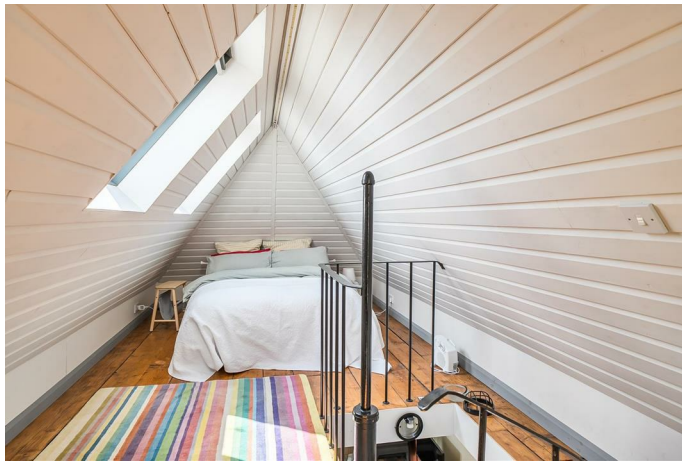
The property, originally built in the 1920s, has been lovingly renovated and extended by the present owner to create a stylish home and profitable business in a prime location. The property has potential for multi generational living, as a business venture or simply as a delightful family home. It is filled with character features throughout typically demonstrated by the nautically themed bathroom. Internally the property totals over 2000 sq feet and resides in a wrap around plot which is both sunny and private.

ACCOMMODATION

Seamlessly divided to create two separate entrances through the front lobby, the property functions perfectly as two independent domiciles. The present bed and breakfast accommodation feature three double bedrooms with ensembles. Each has access through French doors out to a private terrace which sweeps around the side of the house and offers glimpses of the sea. Moving through to the private accommodation offered, you will find a sizable living space comprising a wonderful open plan living space with a retro styled kitchen with original Millersdale units topped in stainless steel, fitted dishwasher and 5 ring gas range oven. To the front of this room is a comfortable sitting room set around an open fireplace. Finally the room has been opened up and now flows into the conservatory with views over the private garden creating a sunny dining spot. The engine room for the bed and breakfast business offers a second kitchen, utility space and storage. Leading up from a central lobby is a staircase to a very useful insulated loft space with Velux windows and roof top views.

Additional accommodation is provided by the detached annexe which has been beautifully converted to provide a separate living space, ideal for additional income or for family to stay. It is open plan with a fully fitted kitchen and sitting room centred around a wood burner. Downstairs shower room. Up the spiral staircase is a double bedroom.





OUTSIDE

To the front of the property is a sizeable drive with parking for 6 plus cars. A gateway off the drive takes you to the rear of the property where you will find a private garden with a central lawn and a deck off the conservatory side of the house, ideal for entertaining in the sunshine. Also off this deck are two well insulated summerhouses with power and plumbing, ideal for work studios or other accommodation. As mentioned previously, there is another private decked area for guests. With the beach a mere approx 200yards and also the South West Coast Path.

SITUATION

The sizable home is situated in the popular seaside resort of West Bay, the property is just a mere 200m approx from the beach and South West Coast Path. The harbour is surrounded by small shops and cafes, with several pubs and hotels. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small

businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west.

DIRECTIONS

What3words///agenda.economics.flush

SERVICES

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

EPC: E



LOCAL AUTHORITY

Dorset Council - 01305 251010

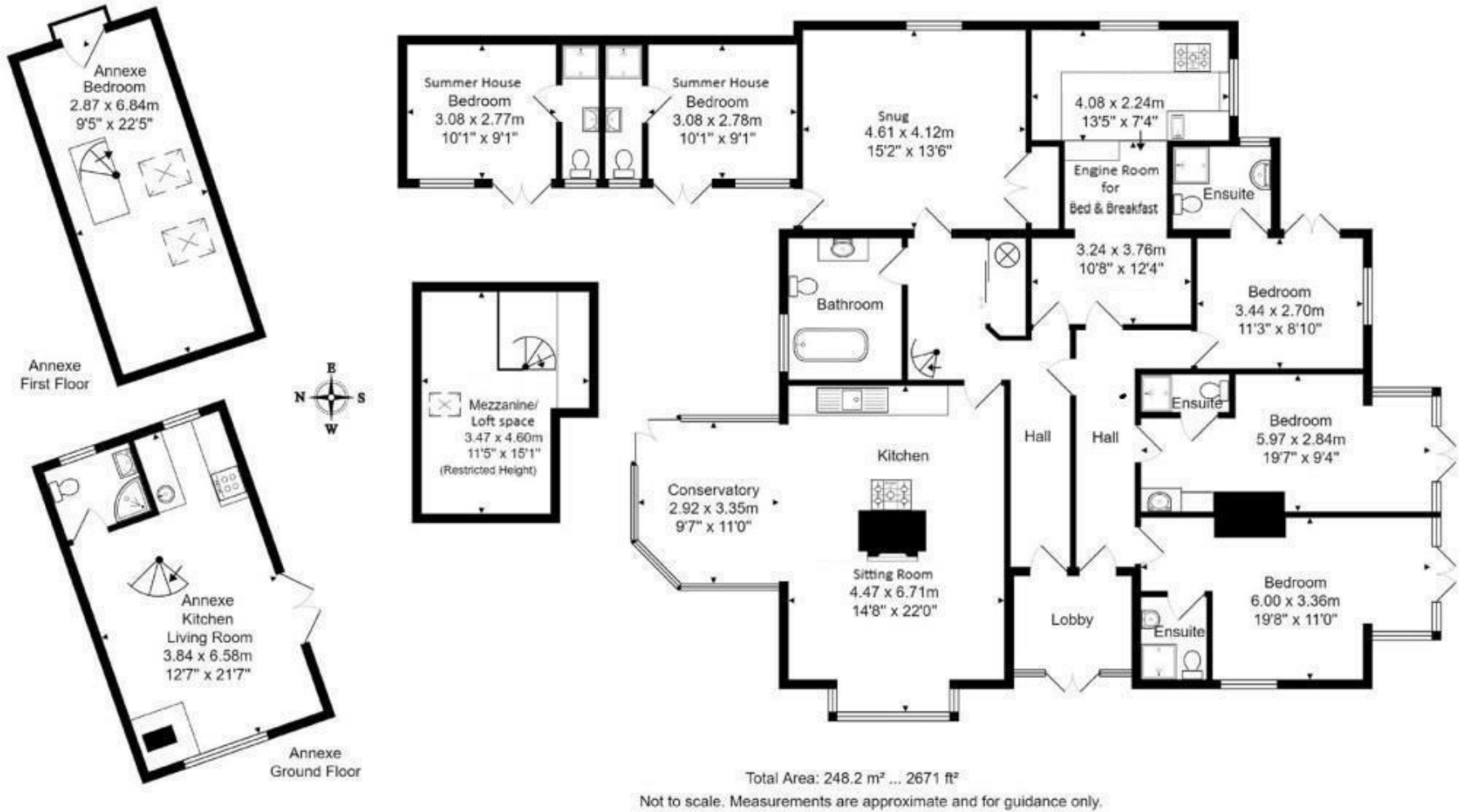
Tax Band: C

AGENTS NOTE

West Bay House Owners Association manages the unadopted private road leading up to the residency. There is a charge of £125 per annum.

Energy Efficiency Rating	
Energy Efficiency Class	Current
A	73
B	
C	
D	
E	40
F	
G	

England & Wales
EPC 2020/11/11



Bridport/CCC/23042026



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PROTECTED

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