





ROOKERY COTTAGE CHURCH STREET

BRIDPORT, DT6 4QS

£550,000

FREEHOLD

A charming Grade II Listed three-bedroom house situated on Church Street in the sought-after village of Burton Bradstock. Full of character and natural light, the property offers spacious living accommodation and a delightful garden, all within easy reach of the stunning Jurassic Coast. Starting Bid £550,000 + Fees

Vicary & Co
Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural

ROOKERY COTTAGE CHURCH







THE PROPERTY
A rare opportunity to acquire an exceptional Grade II listed home dating back to the early 15th Century, rich in period features, charm and character, positioned within the heart of the highly regarded village of Burton Bradstock.

THE PROPERTY
Occupying an attractive position within this much-loved West Dorset village, this impressive historic home immediately captures attention with its local stone elevations and charming thatched roof.

Believed to date back to the early 1400s, the property has been lovingly maintained by the current owners for around 30 years and retains a wealth of original features. The welcoming entrance hall features flagstone flooring and traditional wooden panelling, leading to a spacious sitting room with an impressive inglenook fireplace, open fire, exposed beams and original window seat.

The kitchen adjoins the dining room, which provides a wonderful entertaining space with a central fireplace, wood-burning stove, wooden flooring, window seats and direct access to the gardens. The ground floor also benefits from a garden room, generous utility room and shower room.

Upstairs, the property continues to impress with a spacious landing area, three characterful bedrooms, one with adjoining WC, and a separate family bathroom.

The gardens provide a private and enchanting setting, extending to the side and rear with a lawn, mature borders and a raised paved terrace, ideal for outdoor dining. Additional features include a greenhouse, log store and two external stores.

A truly special period home combining history, character and an enviable village location.

LOCATION
Burton Bradstock is a picturesque village situated within the beautiful Bride Valley, surrounded by some of Dorset's finest countryside and positioned along the Jurassic Coast, a UNESCO World Heritage Site. The village offers a strong sense of community with amenities including a primary school, post office, village shop, library, church, village hall, two public houses and the renowned Hive Beach Café. The Seaside Boarding House also provides a highly regarded restaurant and coastal retreat.

The county town of Dorchester is within easy reach, offering a wide range of shopping, schooling and leisure facilities, together with a mainline railway station to London Waterloo.

Nearby Bridport is a thriving market town, renowned for its independent shops, cafés, restaurants and regular street markets. The town also provides supermarkets including Waitrose and Morrisons, a medical centre, community hospital and leisure facilities, alongside a vibrant arts and cultural scene.

PROPERTY TENURE
Freehold

INFORMATION
Heating Type: Gas central heating.
Broadband: Available (Ofcom Data)
Mobile phone coverage: Network coverage good with most
networks (Ofcom Data)

Council Tax Band: E (Dorset Council)

PARKING
There is on street parking.

AUCTIONEERS COMMENTS
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2156.00 sq ft

Tenure – Freehold

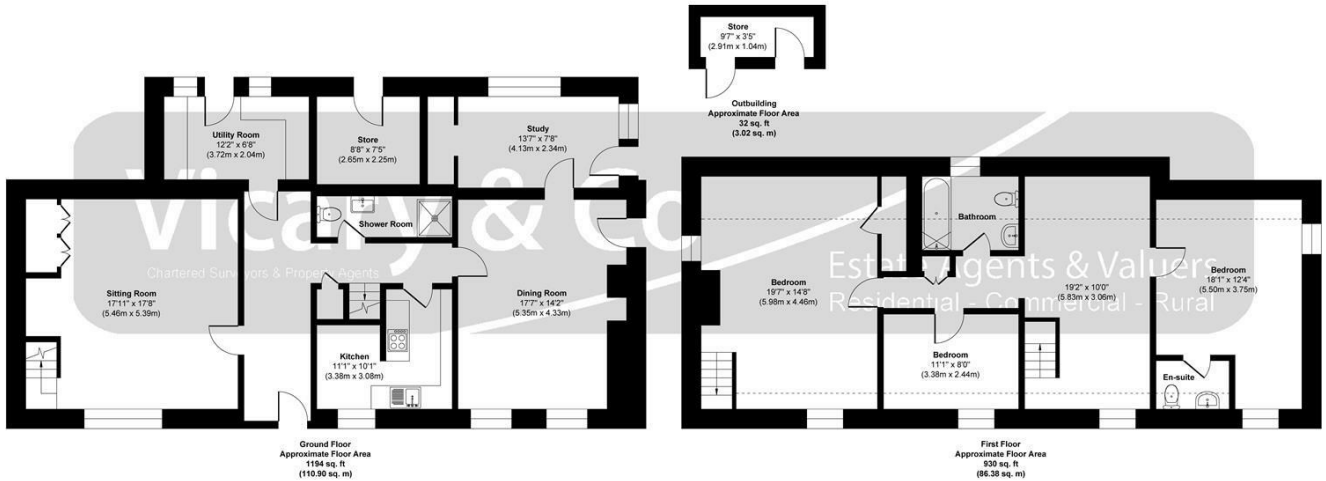








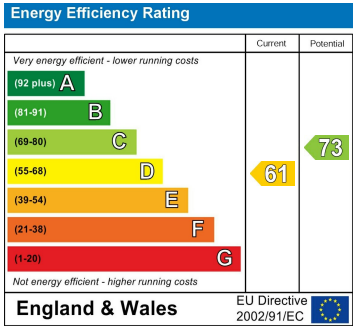
Burton Bradstock



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Approx. Gross Internal Floor Area 2156 sq. ft / 200.30 sq. m (Including Outbuilding)
Produced by Elements Property





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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