



62, Crock Lane



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, Bridport, DT6 4DF

A very attractive, substantial and well appointed, detached character house with lovely town and country views in a sought after well established residential road within easy reach of the town centre and open countryside

- Impressive 1930s house
- Very spacious 2,112sqft
- 5-6 Bedrooms, 3 bathrooms (1 en-suite)
- 3 Reception rooms
- Kitchen/breakfast room, utility
- Very well appointed throughout
- Large landscaped west-facing rear garden
- In all about 0.24 acre
- Popular location close to the town
- Freehold. Council Tax Band F

Guide Price £825,000

THE PROPERTY

62 Crock Lane is a very attractive and fine individual detached house in a well established and popular area within easy reach of Bridport town centre and open countryside. It was built in 1935, having classic colour-washed, pebble-dashed elevations and in recent years has been subject to much enlargement and improvement to a very high standard to create a lovely home of distinction.

The well appointed and proportioned accommodation is arranged over three floors and enjoys a very sunny west-facing rear aspect with far-reaching views over the town, the river meadows and the surrounding countryside, taking in the well known landmark of Colmer's Hill. There are a host of character style features, typical of its age and type, including parquet flooring, stained glass window, panelled doors, high ceilings, picture/plate rails and curved bay windows.

The many excellent features/amenities include gas-fired central heating with updated boiler, wood burner to the living room, PV panels with battery storage, well equipped kitchen with solid painted wood units, hardwood worktops and gas four-oven Aga, quality upgraded bathroom and shower rooms and quality aluminium powder-coated sealed unit windows.

The accommodation is very extensive and versatile, to suit individual requirements. A particular special feature is the stunning oak framed orangery with limestone flooring and bi-folding doors onto the rear garden.

The house is set on a good sized plot and extensive landscaping has also been undertaken.

OUTSIDE

The house is set well back and screened behind high hedges, being approached over a tarmac driveway with turning and parking area (potential for garaging, subject to any necessary planning consents), very useful large timber shed for storage, side pedestrian access.

The large rear garden enjoys the very sunny west-facing aspect and lovely views. The gardens are very attractively laid out with lots of interesting detail and features. Large adjoining full width paved terrace with barbeque area, pathways with sleeper borders and steps, further paved terrace with rose-clad pergola, large expanses of lawn with wildflower turf, special grass garden area, apple and pear trees, compost bins and timber shed with power connected.

SITUATION

Crock Lane is a well established and highly desirable residential road to the east of Bridport town centre and within easy walking distance over the river meadows. The thriving and historic market town of Bridport, (awarded by the Sunday Times this year as one of the best places to live in the UK), offers comprehensive shopping and business facilities together with a popular twice weekly street market. Local amenities include Bridport Leisure Centre with indoor swimming pool, Bridport Arts Centre and the Electric Palace cinema/entertainment venue. Local schools are within easy reach including Bridport Primary School, St Mary's Primary School and Sir John Colfox Secondary School.

The popular coastal resort of West Bay is very nearby (cycle/footpaths very nearby) is very nearby with its attractive harbour, beaches and 18-hole golf course. From here there is access to stunning walks along the World Heritage beach and clifftops through land mainly owned or controlled by the National Trust. The larger centres of Dorchester and Weymouth are both within about 20-30 minutes' drive with mainline rail services to London Waterloo.

SERVICES

All mains services. Gas-fired central heating. PV panels with battery.

Broadband - Standard up to 16Mbps and Superfast up to 80Mbps.

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).

RESIDENTIAL LETTINGS

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VIEWINGS

Strictly by appointment through the sole agents, Stags Bridport.

DIRECTIONS

From Bridport town proceed down South Street and at the Crown roundabout take the 1st exit onto Sea Road South, then take the 3rd turning on the right onto Pasture Way and at the 'T' junction turn left into Crock Lane. The house is seen shortly on the left (just opposite Plumtree Gardens).

What3Words///[array.copycat.mole](#)

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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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