

Symonds
& Sampson



Mill House

East Road, Bridport, Dorset

Mill House

East Road
Bridport
Dorset DT6 4AG

Charming Grade II Listed converted Georgian Mill House with an enchanting garden and parking close to Bridport town centre.



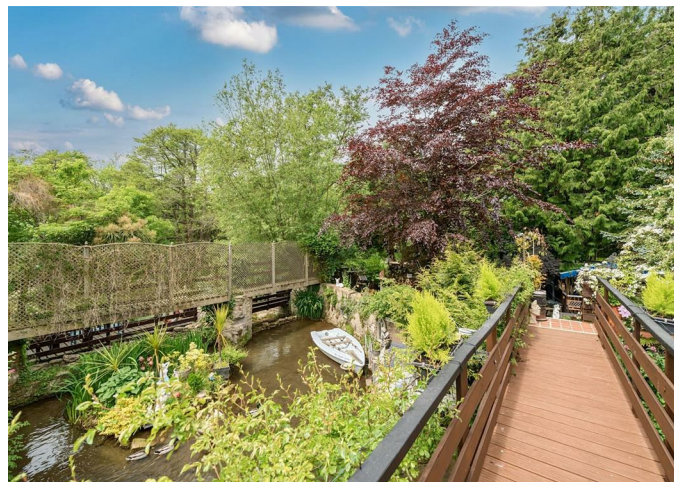
- Delightful riverside garden
 - Parking
- Close to Bridport town centre
 - Character features



Guide Price **£495,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This four bedroom property is situated on the very edge of Bridport town, and offers an abundance of character features throughout which have been sympathetically blended with the modern conveniences one would expect. A particular feature of the property is the delightful rear garden; a peaceful oasis away from the hustle and bustle of town. Currently run as a successful Bed & Breakfast, the property would make an ideal main home, second home, or holiday/buy-to-let investment and boasts off road parking.

ACCOMMODATION

The accommodation is arranged over three floors, with to the ground floor a large living room and kitchen. The living room has a limestone fireplace equipped with a gas stove as its focal point, and French doors onto the garden. The kitchen/dining room is fitted with a comprehensive range of wall and base units with a Lamona Range cooker and integrated appliances including a fridge/freezer, dishwasher and washing machine. A rear porch provides access onto the garden, and the entrance hall has built-in storage.

On the first floor, the bright and spacious landing provides access to two double bedrooms, the principal of which having extensive built-in wardrobes and both having en-suite shower rooms.

On the second floor are two further double bedrooms with exposed beams and a generous landing with ample space for a desk and additional furniture. These rooms are served by a family bathroom.

OUTSIDE

The gardens are a particular feature of the property, with a courtyard immediately adjoining the house with a covered seating area. Steps lead up to a bridge and a raised seating area, an idyllic spot to take in the views over the river and the rest of the garden. Over the bridge is an area of lawn with mature shrubs and trees with a summerhouse and a shed. The summerhouse has a bedroom and a shower room.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is likely indoors and outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: E

DIRECTIONS

What3Words///tumblers.flattery.flats

SITUATION

Bridport is a bustling and vibrant market town that has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

MATERIAL INFORMATION

It is understood that the property flooded from the front in 2012 under a previous ownership. There has been no history of flooding since and precautions are in place to pump the water away from the house from both sides. Please contact the office for further information.



East Road, Bridport, DT6

Approximate Area = 1661 sq ft / 154.3 sq m

Limited Use Area(s) = 133 sq ft / 12.3 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1897 sq ft / 176.1 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating	
Very energy efficient - lowest running costs	Current Potential
A	85
B	82
C	
D	
E	
F	
G	

England & Wales
EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1289597



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