

Symonds  
& Sampson

# Stone Cottage

Mill Lane, Chideock, Bridport, Dorset

# Stone Cottage

Mill Lane  
Chideock  
Bridport  
Dorset DT6 6JS

A handsome five bedroom house with lovely mature gardens in a peaceful location a short walk to Seatown beach.



- 5 bedrooms
- Village location
- Mature gardens
- Short walk to the seafront, the village pub and village shop

Guide price **£650,000**  
Freehold

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## THE DWELLING

This property is definitely a house not a cottage! The property is substantial with the original parts dating back to the 17th century as a barrel store for the neighbouring Farmer Arms and has over the years been substantially extended and reorganised to create a spacious family home that has been in the same ownership for nearly 50 years. What makes this house so special is of course its surrounding gardens which are stocked with an array of mature herbaceous plants, shrubs and trees and all within a short walk of the village shop, two pubs and the beach at Seatown.

## ACCOMMODATION

The property is arranged on the ground floor with all the principal rooms overlooking the gardens, the best of which is the sitting room that has a focal point of a fireplace equipped with a woodburning stove and sliding doors to one side onto the terrace and gardens behind. In turn double doors lead through to a formal dining room and then the kitchen which is equipped with a comprehensive range of floor and wall mounted units and cupboards with space for an everyday dining table to its centre and to one side a gas-fired Rayburn that serves the hot water and the central heating system. Beyond the kitchen steps lead down to the back hallway, a utility room and conservatory that takes in the best of the views over the gardens. To the other end of the house, off the hallway, there is a cloakroom and a study.

Upstairs there are four good bedrooms the principal of which has an ensuite bathroom equipped with a wash basin, a bath and a shower. Three remaining bedrooms have a use of the family bathroom with the fifth bedroom accessed off the rear hallway via

a separate staircase. The property has gas fired heating, is double glazed and is in need of some updating.

## OUTSIDE

To the front of the house there is an area of parking and turning for a number of cars with further parking to be had all along the front of the house. The rear gardens are particularly pretty and laid to formal lawn edged by well-stocked mature herbaceous and shrub borders with a substantial area of paved terrace immediately to the rear of the property providing an outstanding entertaining area during the summer months. Within the garden there is an attractive thatched stone outbuilding and a summer house.

## SITUATION

The house benefits from being tucked away from any passing traffic, a short walk to the sea and forming part of the popular coastal village of Chideock. Chideock is a popular West Dorset village, being just under a mile from Seatown and the renowned Jurassic coastline and Lyme Bay. Bridport is three miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, golfing, water sports and riding opportunities are plentiful in the area. The region is well known for both its public and privately funded schooling. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

## SERVICES

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

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and out.

Council Tax Band : G (Dorset Council: 01305 251010)

EPC: E

## MATERIAL INFORMATION

The property has recently been the subject of an insurance claim to rectify some historic structural movement. The works are now complete.

Please note, that the property lies within an area with a low/medium risk of flooding from rivers and the sea. Our client confirms the property has not flooded during their ownership.



Energy Efficiency Rating	
View energy efficient - lower rating costs	Current
102-110kWh A	80
81-101kWh B	
65-80kWh C	
49-64kWh D	
33-48kWh E	
17-32kWh F	
1-16kWh G	
Not energy efficient - higher running costs	41
England & Wales	
EU Directive 2002/91/EC	

# Mill Lane, Chideock, Bridport

Approximate Area = 2260 sq ft / 210 sq m  
 Limited Use Area(s) = 179 sq ft / 17 sq m  
 Outbuilding = 129 sq ft / 12 sq m  
 Total = 2567 sq ft / 239 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1130873



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