



Symonds
& Sampson

Dunster Cottage

Broad oak, Bridport

Dunster Cottage

Broadoak
Bridport
Dorset DT6 5NN

Charming detached three bedroom cottage in a wonderful rural location set in a generous plot.



- Detached character cottage in idyllic rural setting
 - Large gardens
- Double glazing and photovoltaic cells installed
 - Off street parking for multiple vehicles
- Additional detached garden available by separate negotiation

Guide Price **£500,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Dunster cottage is all about location and charm. It sits to the centre of the rolling Dorset countryside deep in the Marshwood Vale to the north west of the vibrant town of Bridport. The property has been substantially extended over the last 30 years to create some well balanced spacious accommodation but has retained the charm and character of the original cottage. Add the Jurassic coastline which lies just a short drive away to the south and you have the complete rural retreat.

The accommodation is simply laid out with a central hallway, providing a conduit between the principal rooms with the hub of the house undoubtedly the kitchen breakfast room which lies across one end of the property with the kitchen area to one side and a dining area to the other. The kitchen area is equipped with a comprehensive range of handmade units and cupboards with an oil fired Aga to one side and integral appliances that include a ceramic hob and an electric oven. The dining area has space for a large farmhouse style dining table with double doors to one side onto the garden. To the other end of the cottage, there are two reception rooms that both have a fireplace as a focal point with the end room having an inset woodburning stove. Off the hallway there is a utility room and a separate downstairs cloakroom, while upstairs there are three double bedrooms served by both a family

bathroom and a shower room. From many of the windows, lovely rural views can be enjoyed, while the property has oil fired central heating supplemented by the woodburning stove, UPVC double glazing, private drainage and nine photovoltaic cells installed in 2024.

OUTSIDE

Outside on the west side of the property, there is a large gated driveway that provides parking and turning for a number of cars, leading onto a secondary parking area laid to stone chippings to one end. At the end of the drive there is a useful garden shed, beyond which there is a more wild garden area planted with a number of mature trees and shrubs. The driveway is edged by some attractive well stocked herbaceous borders as is the main body of the garden that lies on the other side of the cottage that is for the most part laid to lawn and enclosed by a mixture of mature hedge and post fencing. There is a paved terrace by the cottage that makes a good outside entertaining area during the summer months.

The garden around the house amounts to 0.484 acres.

LOT 2

Across the other side of the village lane there is a separate area of garden that amounts to 0.241 acres and has two substantial timber buildings and a greenhouse. This is for the most part laid to grass, with a lovely mature oak tree 2/3 of the way down.

This garden is for sale for an additional £50k

SITUATION

The hamlet of Broadoak has a variety of period properties and is situated approximately 4 miles to the north-west of Bridport and close to the delightful Marshwood Vale, all situated in an area of Outstanding Natural Beauty. Bridport is a busy, active market town and popular holiday area, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.

DIRECTIONS

What3words//mainly.tapes.fools

SERVICES

Mains electricity and water. Sewage treatment plant. Oil fired central heating and oil fired Aga. Broadband - Standard broadband is available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: C

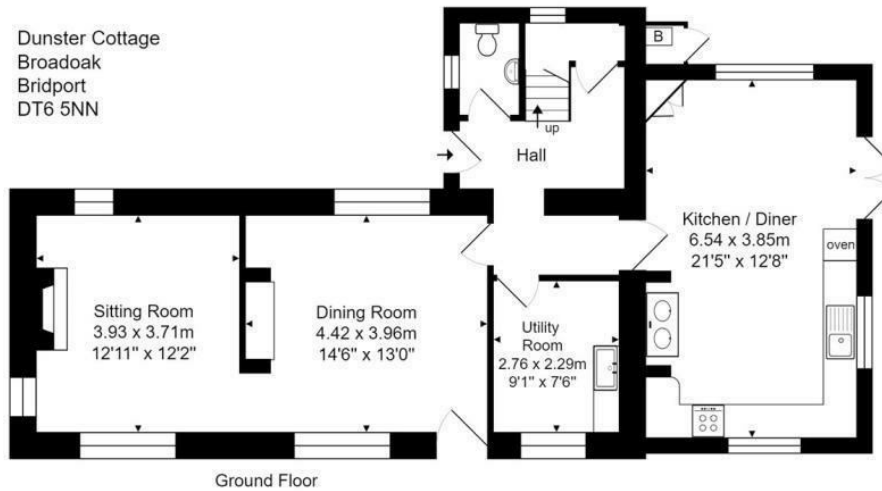
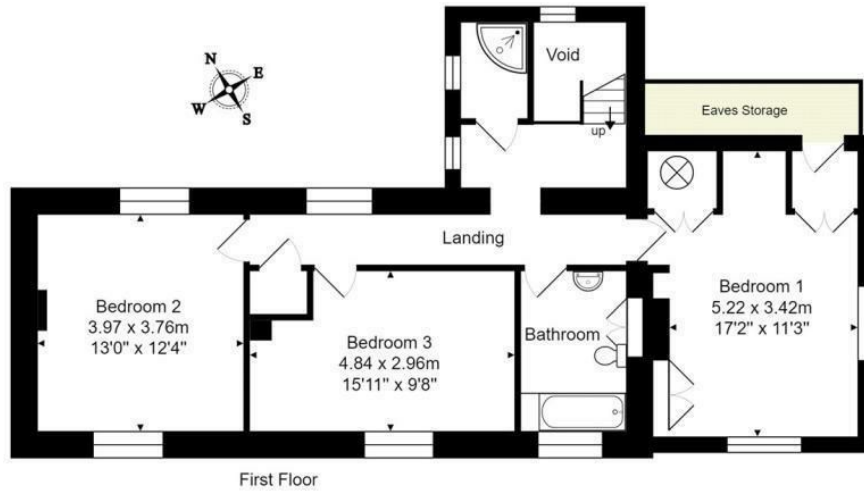
LOCAL AUTHORITY

Dorset Council - 01305 251010

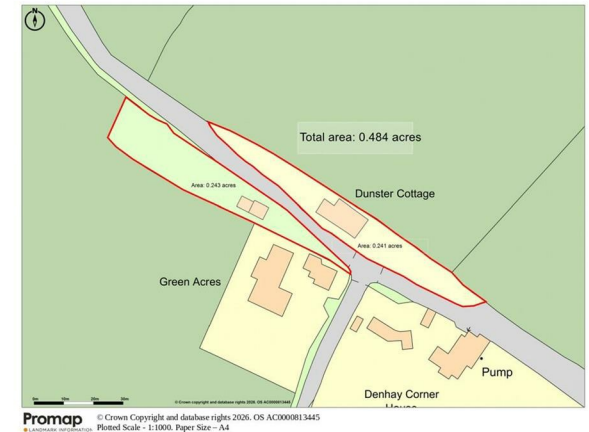
Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(15 plus) A			
(11-15) B			
(8-10) C		74	80
(5-7) D			
(3-4) E			
(1-2) F			
1 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 153.4 m² ... 1651 ft² (excluding void, eaves storage)
 Not to scale. Measurements are approximate and for guidance only.



BRI/SA/REV27042026



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson LLP
 23, South Street,
 Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT