



Symonds
& Sampson

2 Lorne Cottages

Nettlecombe, Bridport, Dorset

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Nettlecombe
Bridport
Dorset DT6 3SY

Charming semi-detached Grade II listed two bedroom cottage with huge character, within a picture postcard village, a short step from a pub.



- Full of character features
 - Grade II Listed
- Peaceful Dorset village setting
- Close to Bridport and West Bay beach

Guide Price **£300,000**

Freehold

Bridport Sales
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THE PROPERTY

2 Lorne Cottages is believed to have built at the turn of the 19th century as one of a pair of agricultural labourers cottages and has all the charm and character one would expect of a property that age. In recent years the property has undergone a comprehensive programme of renewal and refurbishment, installing all those essentials for the 21st century, while retaining and polishing the character features of the original cottage. But in essence this property is all about its position, deep in the Dorset countryside within a picturesque village that retains its public house, but lies within 15 minutes drive of both Bridport town centre and the beach at West Bay. An enticing combination!

ACCOMMODATION

The accommodation is simply laid out with a main living area lying along the front of the property, with the sitting area to one end with a fireplace equipped with a woodburning stove as its focal point and a window seat to one side, and to the other end a dining area with space for a substantial dining table. Beyond the living room is a well organised kitchen with a comprehensive range of floor mounted units and cupboards, with integral appliances that include a ceramic hob with hood over, an electric oven and a dishwasher. Off the kitchen there is a contemporary bathroom with a shower over the bath.

Upstairs there are two good bedrooms, one of which is accessed from the first bedroom, with the second bedroom having an ensuite WC/shower. Continuity is given throughout the property with the use of attractive flooring with engineered oak and flagstone flooring on the ground floor and original stripped wood boards upstairs.

At the end of the garden there is a useful outhouse that doubles as a utility room which has light, electrics and plumbing for both a washing machine and a tumble dryer. The property has conventional central heating with an electric boiler and mains drainage.

OUTSIDE

To the rear of the property, there is a particularly attractive cottage garden with a paved sitting area enclosed by a gently rising set of steps arranged in a spiral with a beautifully planted and well stocked herbaceous and shrub borders to the sides planted in the cottage style. To the very end of the garden there are steps down to a stone outhouse that is equipped as a utility room.

SITUATION

Nettlecombe is a small rural hamlet built up of stone houses that lies a short distance from the famous Ancient Roman Hill Fort, Eggardon Hill, and approximately five miles north east of the iconic market town of Bridport. The village has a popular public house and many beautiful walks

on the doorstep. A wide range of amenities are found in Bridport, which is a bustling and vibrant market town with a history of rope making and which 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. 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.

DIRECTIONS

What3words:///perfectly.decisions.kiosk

SERVICES

Mains electricity, water and drainage. Conventional heating system with an electric boiler.
Broadband - Superfast speed is available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: XXX

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: C

AGENT'S NOTE

Parking arrangement to be negotiated with Marquis of Lorne.



Energy Efficiency Rating		Current	Interest
Very energy efficient - lower running costs			
(17-23) A			
(23-27) B			
(27-33) C			
(33-35) D			
(35-38) E			
(38-42) F			
(42-48) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lorne Cottages, Nettlecombe, Bridport

Approximate Area = 665 sq ft / 61.8 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 711 sq ft / 66 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1459939



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