



Cornerstone Cottage, 1 Folly Mill Lane











# Cornerstone Cottage, 1 Folly Mill

Bridport, Dorset, DT6 3PP

West Bay 2 miles

A beautiful Grade II Listed detached house in a set back position close to the town centre.

- Online Auction
- Central Bridport
- Pretty gardens
- Grade II Listed detached cottage
- Freehold
- Auction end date - 31st March 2026 at 4pm
- Ample parking on driveway
- Separate outbuilding / studio / workshop
- Viewing by appointment
- EPC E CTB C

By Auction £375,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



### METHOD OF SALE

The property will be offered for sale by Online Traditional auction (unless sold prior.) The auction end date is 31st March 2026 at 4pm.

The vendor reserves the right to withdraw or alter the property for sale prior to the auction end date. The property can be accessed via our website - [stags.co.uk](https://stags.co.uk) on the Auction Page.

### THE PROPERTY

Cornerstone Cottage is a charming and thoughtfully updated Grade II listed home tucked away in the centre of Bridport. Offering characterful accommodation over three floors, private off-road parking, a sheltered garden, and a flexible outbuilding, the property places you only moments from the town's shops, cafés, markets, and amenities yet set in a peaceful and quite position.

#### Ground Floor

The cottage is entered through a small porch, which leads into a bright and welcoming living/dining room. With windows at both the front and rear, the space enjoys excellent natural light, and the impressive inglenook fireplace, complete with a Jotul™ gas stove and exposed timber beam, adds warmth and character. A ground-floor W.C. is accessed from this room.

To the rear is the kitchen/breakfast room, fitted with a good range of units and integrated appliances including an electric double oven, gas hob, extractor, dishwasher, fridge/freezer, and washing machine. There is space for a breakfast table, and dual-aspect windows make it an enjoyable place throughout the day. A utility cupboard houses the boiler, and a pull-down ladder leads to additional loft storage above the kitchen.

#### First Floor

The main bedroom occupies the first floor and is a generous double with windows to both sides, built-in storage, wooden flooring, and period features that reflect the cottage's history.

Also on this level is the shower room, finished with a walk-in shower, basin, W.C., towel rail, and practical vinyl flooring.

#### Second Floor

A further staircase leads to a naturally light attic room, ideal as a study, studio, or creative workspace.

From the top of the stairs, there are attractive views across parts of the town and the surrounding countryside. Beyond this is the second bedroom, a cosy and versatile room suitable for guests, children, or an additional workspace.

### OUTSIDE

At the front of the property, a gravelled area provides off-road parking for several vehicles — a rare advantage so close to the town centre. A wooden gate opens into the private garden, designed for low maintenance with decorative stone, established shrubs, fruit trees, and raised planters. It offers a peaceful setting for outdoor dining and relaxation.

A standout feature of the garden is the stone boundary wall, which contains fossilised ammonites — a distinctive reminder of the area's Jurassic heritage. Set within the garden is a detached stone outbuilding, currently arranged as a workshop. With power connected, it offers excellent scope to be used as a studio, office, gym, or hobby room. A gate leads directly onto Folly Mill Lane for convenient pedestrian access to town.

### SERVICES

Mains drainage, electricity & gas. Gas central heating

### SITUATION

Bridport is a lively and historic market town known for its independent shops, arts and music scene, and regular community events. The A35 provides direct routes to Dorchester, Weymouth, and Axminster, with rail connections available from nearby stations. The coastline at West Bay is close by, and the local area offers opportunities for walking, water sports, cycling, golf, and a variety of sports clubs.







### DIRECTIONS

what3words: walked.treaties.projects

From our Bridport office on South Street proceed south taking the first turning on the left onto Folly Mill Lane, Cornerstone Cottage is the first house on the left after passing Folly Mill Lodge.

### PROOF OF IDENTITY

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

### BUYERS & ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400 inc VAT is retained by Stags/Bamboo Proptech as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price.

An additional administration fee of £1,200 inc VAT will be payable by the successful purchaser immediately after the auction.

### DEPOSIT PAYMENT

The Seller and Buyer agree that the winning Bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 of the Holding Deposit Agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

### LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. Prospective purchasers will need to register with the Bamboo Proptech online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation, this will/may contain material information regarding the property, and to consult legal advice prior to bidding.

### SOLICITOR ACTING

Mike Harvey of Nantes Solicitors Bridport 01308 422313 [mike.harvey@nantes.co.uk](mailto:mike.harvey@nantes.co.uk)

### COMPLETION DATE

The completion date will be 28 working days as dictated by the solicitor and included in the legal pack.

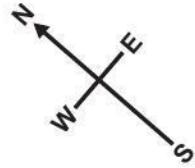
### DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

### SPECIAL CONDITIONS OF SALE

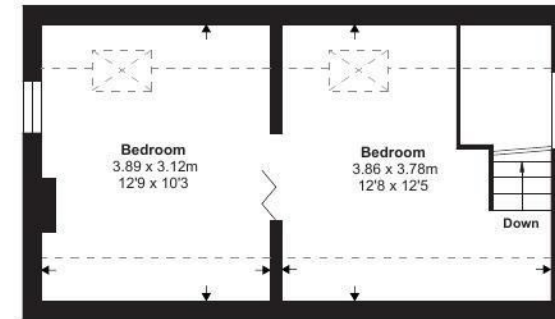
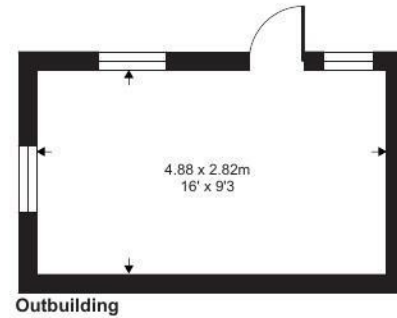
Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the Purchaser will have made all necessary enquiries prior to the auction.



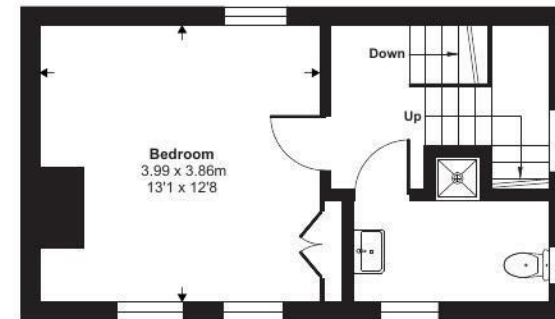
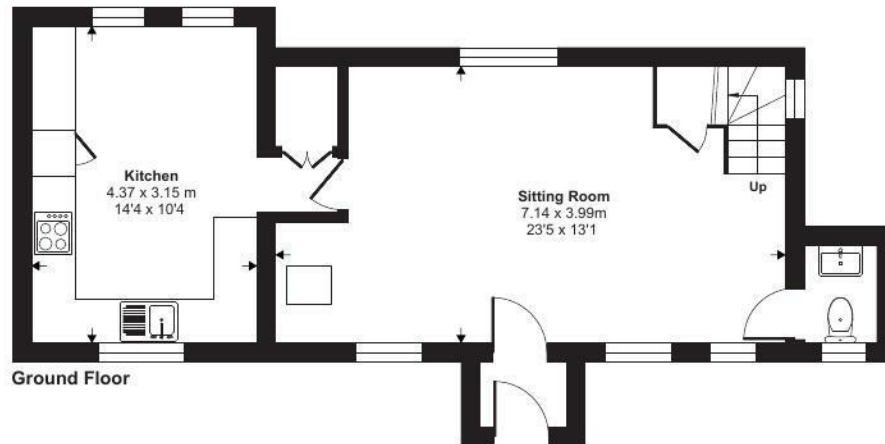


Approximate Area = 988 sq ft / 91.7 sq m  
Including Limited Use Area(s) = 94 sq ft / 8.7 sq m  
Outbuilding = 149 sq ft / 13.8 sq m  
Total = 1231 sq ft / 114.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1386309



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







