



2 Beverley



STAGS

2 Beverley

Walditch Road, Walditch, DT6 4LF

Bridport 1.3 miles. West Bay 2.5 miles. Dorchester 15 miles.

OPEN GUIDE PRICE - £475,000 - £495,000

A substantial and well improved Victorian character house in a peaceful and sought after village within easy reach of Bridport

- Imposing Victorian house
- Much improved and well appointed
- Large through living/dining room
- Distant country views
- Attractive peaceful village setting
- Spacious 1532sqft
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Many original features
- Walled courtyard with useful store
- Freehold. Council Tax Band D

Guide Price £475,000

THE PROPERTY

2 Beverley is a fine and imposing Victorian terraced house (one of only three), understood to have been built in circa 1897 with natural stone and brick elevations under a clay tiled roof. Under the current ownership, the property has been subject to extensive modernisation and improvement to a very good standard.

The good sized and spacious accommodation is arranged over three floors and enjoys distant country views. Original features of its age and type include high ceilings, part sash windows, deep skirting boards, dado rails, part wooden doors, ornate cornices and ceiling roses, mosaic tiled floor, marble fireplace, part stained glass windows and a fine staircase.

The excellent specification includes gas-fired central heating with part traditional radiators, part replacement sash-style windows, engineered oak flooring to the main rooms, newly fitted quality bespoke contemporary kitchen with stainless steel worktops, integral sink, stainless steel range cooker (gas hob and electric oven) plus integrated dishwasher and integrated washing machine and a contemporary en-suite shower room to the principal bedroom with large walk-in shower.

The well presented accommodation briefly extends to:

Ground floor - Hall, large through living/dining room (formerly two rooms), kitchen

First floor - Landing, principal bedroom with en-suite shower room, second bedroom, bathroom, separate WC

Second floor - Landing with pull-down ladder to large attic, bedroom 3 with walk-in store (potential en-suite shower room), bedroom 4.



OUTSIDE

There is on-lane parking, subject to availability.

The house is slightly set back with a small front garden behind low brick walls with railings. EV charger. At the rear is an attractive part walled courtyard garden, which is part paved together with raised beds and a very useful brick store/workshop. The house has pedestrian rights of way over next door onto Uplands.

SITUATION

Walditch is an attractive and peaceful, historic, village surrounded by countryside and within only a few miles of Bridport town centre. The village has many attractive properties and a pleasant open green with a small church, play area and village hall. There is also a magnificent Real Tennis court and the immediate area is designated as one of outstanding natural beauty (AONB). The thriving, historic, town of Bridport has a comprehensive range of amenities and a very popular twice weekly street market. The World Heritage Coast can be found very close by at West Bay, with access to the stunning cliff and coastal walks through land mainly owned or controlled by the National Trust.

SERVICES

All mains services. Gas-fired central heating. EV charger.

Broadband - Standard up to 5Mbps and Ultrafast up to 220Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and EE, Three, O2 and Vodafone outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags' Bridport office proceed to the Town Hall and turn right into East Street. At the roundabout take the 2nd exit towards Dorchester and then the 2nd turning right, signed Walditch. Continue over the mini-roundabout and up the hill into Walditch. Continue past the village green and 2 Beverley is found after a few hundred yards on the left, just past the entrance to Uplands.



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		
Very energy efficient - lower running costs		
(92 plus)	A	62
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	84
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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