



Flat 7, Priory Mills



STAGS

Flat 7, Priory Mills

Priory Lane, Bridport, Dorset DT6 3FL

Close to all amenities. West Bay/Jurassic Coast 2 miles.

A very spacious apartment with wonderful panoramic views, occupying a peaceful position within Bridport town centre

- Lovely apartment in historic mill
- Sunny south west and east aspect
- 2 Double bedrooms, 2 bathrooms (1 en-suite)
- Close to town centre and countryside
- 250 Year lease from 2009 with freehold share
- Very spacious 867qft
- Far-reaching town, country and river views
- Garage , Lift & stairs to all floors
- No forward chain
- Council Tax Band C

Guide Price £330,000

THE PROPERTY

Flat7, Priory Mills is a very attractive second floor apartment within a historic former flax mill, having attractive natural stone elevations. It was skilfully converted in 2009 by the well known and respected local builders, C G Fry & Son Ltd., and is listed grade 2, of architectural or historic importance. There is the benefit of both stairs and lift access.

The apartment is considered to be one of the best within the building, enjoying a very sunny triple east, south and west aspect with wonderful far-reaching views over the town, the allotments, the church, river, playing fields and the surrounding countryside, taking in the well known viewpoints of Colmer's Hill, Langdon Hill, Eyre Down, East Cliff and Bothen Hill.

Finished to an excellent specification, features include gas-fired central heating, sealed unit windows, contemporary kitchen with comprehensive integrated appliances (electric double oven, electric ceramic halogen hob, cooker hood, fridge/freezer and washing machine), modern en-suite shower room with walk-in shower and modern bathroom, together with attractive hardwearing wood-style vinyl flooring throughout.

The well presented accommodation enjoys higher than average ceilings and deep windows, making it very bright and spacious.

Viewing of this very desirable apartment is highly recommended by the sole agents.



OUTSIDE

There is the benefit of a garage with fully board loft space and ladder above, together with visitors' parking.

SITUATION

Priory Mills enjoys a very private, peaceful and tucked away position in the very heart of Bridport town centre. Open space is very nearby with playing fields and delightful riverside walks. Bridport is a thriving and historic market town, well known for its wide streets and twice weekly popular street market. It offers an excellent range of shopping, business and leisure facilities including a leisure centre with swimming pool, arts centre and Electric Palace entertainment venue. The immediate area is designated as one of outstanding natural beauty (AONB) and Conservation Area. The stunning Jurassic Coast is very nearby at West Bay with its pretty harbour, bathing beaches, clifftop walks and golf course. The larger centres of Dorchester and Weymouth are just 20/30 minutes' drive with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 16Mbps and Ultrafast up to 1000Mbps.

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

TENURE

Long leasehold (250 years with effect from 2009) with a share of the freehold. There is a residents' management company and a service charge for maintenance of the building, lifts, sinking fund, building insurance and window cleaning, currently £1,516.25pa.

Holiday lettings and pets are not permitted. Long term lets are allowed. Pets by consent of the management company.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Stags Bridport proceed a short distance down South Street and turn right into Gundry Lane. At the bottom turn left and immediately right. Priory Mills will be seen directly ahead.

What3Words///ballroom.firelight.skid



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)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 867 sq ft / 80.5 sq m
Garage = 188 sq ft / 17.4 sq m
Total = 1055 sq ft / 97.9 sq m
For identification only - Not to scale

Ground Floor

Bedroom 1
4.72 x 4.63m
15'6" x 15'2"

Bedroom 2
3.78 x 3.00m
12'5" x 9'10"

Sitting Room
6.04 x 4.67m
19'10" x 15'4"

Kitchen
3.07 x 2.03m
10'1" x 6'8"

Garage
6.14 x 2.85m
20'2" x 9'4"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1418845