



Symonds
& Sampson

The Kimmeridge

16 Thread Mill Lane, Pymore, Bridport, Dorset

The Kimmeridge

16 Thread Mill Lane
Pymore
Bridport
Dorset DT6 5QT

Handsome Georgian style house with a wealth of accommodation in outstanding order throughout with views over the surrounding countryside and a walk to both a public house and Bridport town.



- Quiet location
- Picturesque views
- Countryside walks nearby
 - Short walk to a pub
- Substantial accommodation



Guide Price **£575,000**

Freehold

Bridport Sales
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THE DWELLING

The Kimmeridge was built circa 2002 as part of an outstanding development to the north of Bridport town designed to take full advantage of its lovely country location and walking distance of the town centre. The house has all the characteristics of a Georgian house with good ceiling heights, large windows and spacious rooms with all the advantages, in terms of running costs and insulation that one would associate with a contemporary property. The property has in recent years undergone a rolling programme of renewal, reorganisation and redecoration to create an unusually polished property.

ACCOMMODATION

The living accommodation is arranged over three floors, with on the ground floor, a kitchen to one side of an attractive entrance hall and a living/dining room to the other. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include an electric double oven, a microwave, a dishwasher, a fridge and a freezer. The floor is laid to an attractive ceramic tile. The living/dining room stretches from the front to the rear of the property with double doors onto the garden and, along with the hallway, is laid to oak parquet flooring. To the end of the hallway there is both a cloakroom and a useful utility room that has a door to the garden.





On the first floor to one side of the landing is an exceptionally light and bright sitting room with a focal point of a fireplace equipped with a gas coal effect fire, with to one side views over the countryside and to the other over the gardens through double doors onto a balcony. On the other side of the landing is the principal bedroom that has large double built in wardrobes and a reworked contemporary shower room that has been organised in some style.



On the second floor three further bedrooms are served by a family bathroom. The property is in outstanding decorative order throughout, has UPVC double glazing and gas fired central heating.

OUTSIDE

To the front of the property a brick path leads up to the front door with areas of formal lawn either side. To the rear of the house there is a particularly attractive courtyard garden that has a tropical feel to it and is beautifully planted with a range of

architectural plants designed to give shape, colour and form throughout the year. It is also designed for ease of maintenance with a paved area to one corner ideal for outside entertaining during the summer months. A path to the end of the garden leads through to a single garage equipped with light & power and a remotely operated up and over electric door with a parking space in front. There is useful storage space in the roof void.



SITUATION

The property lies a mile north of Bridport town in the former ropemakers' village of Pymore, close to open fields and The Pymore Inn, with a direct walking route to the town's amenities. Bridport is a vibrant market town which has a history of rope making and 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 and excellent arts and music events.

DIRECTIONS

What3words:///thanks.stealthier.worldwide

SERVICES

Mains water, electric and drainage. Gas fired heating.

Broadband - Superfast speed is available.
Mobile - Indoor coverage is very 'limited' and outdoors mostly 'likely'
<https://checker.ofcom.org.uk/>

Council Tax Band: F (Dorset Council - 01305 251010)
EPC: C

AGENTS NOTE

There is a charge payable to the residents committee toward the upkeep of the communal areas which is currently £250 per annum.

Thread Mill Lane, Pymore, Bridport

Approximate Area = 1665 sq ft / 154.6 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1830 sq ft / 169.9 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		72	82

EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Symonds & Sampson. REF: 1264269



Bridport/SA/25022026REV



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