

A photograph of a traditional stone cottage with a thatched roof. The house is built of light-colored stone and features several white-framed windows, including a large bay window on the ground floor. A conservatory with a glass roof is attached to the side. The property is surrounded by a well-maintained lawn and a garden with various plants and flowers. In the background, there are trees and another similar cottage. The sky is blue with some clouds.

Symonds  
& Sampson

# Corner Cottage

Loders, Bridport, Dorset

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Loders  
Bridport  
Dorset DT6 3SD

Charming three bedroom, detached, Grade II Listed house in outstanding condition, with a workshop and garage, to the edge of a lovely village.



- Village location close to Bridport
- Useful outbuildings with scope for additional accommodation
- Lovely landscaped gardens
  - Parking and garage
  - Grade II Listed

Guide Price **£750,000**

Freehold

Bridport Sales  
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## THE PROPERTY

Corner Cottage is believed to have been built in the 18th Century and has been substantially extended in the 21st Century to create some well-rounded, beautifully appointed accommodation with scope, subject to obtaining the necessary planning consents, to create further accommodation into the outbuildings. This property is however all about finish and location. Throughout the property high end joinery and the attention to detail is the order of the day, with of particular note both a hand-made kitchen and utility room. The location is unusual, in a sought-after village within short motoring distance of both Bridport town and the sea, with good walking to be had straight into the countryside from a village that still boasts its own public house.

The living accommodation is particularly attractive, with the daytime living to be had in a lovely garden room that overlooks the rear garden and which is laid to an attractive Travertine floor and has double doors to one side into the garden. Behind the garden room there is an archway through to a sitting room that has a focal point of an open fireplace, while to the centre of the house there is a study with some lovely built-in cupboards. To the other end of the house there is a kitchen, with space for an everyday dining table to its centre, that is equipped with a comprehensive range of handmade units and cupboards

with granite work surfaces over. To one side there is an oil-fired Alpha range cooker that is used for cooking, heating and hot water. Beyond the kitchen there is a well organised utility room with integrated fridge, freezer and washing machine, with further cupboards for boot and coat storage and to one corner a door to the garden.

Upstairs there are three good bedrooms served by a family bathroom equipped with a shower over the bath.

## OUTSIDE

To the front of the property a gated access leads through to an area of parking laid to gravel that leads up to both a carport and a garage. There is further parking in front of the gate. The gardens are a particular feature of the property with a lovely stone terrace immediately to the rear of the property giving way to the main body of the garden that stretches away from the house, with a lawn to its centre and a well stocked herbaceous and shrub border stretching all the way along the right hand side. Within the garden there is a lovely mature twisted Hazel and a high yielding Apple tree, while to the very end there is a vegetable garden behind which there is a Swedish-style playhouse.

Behind the garage there is a well-equipped workshop which, subject to obtain the necessary planning consent, could be converted into further living accommodation if so required. To one side of the garage there is a loggia makes an ideal shady sitting spot at the height of the midday sun.

## SITUATION

Loders is a classic, picturesque Dorset village, to the Northeast of the former rope-making town of Bridport. The village offers numerous walking opportunities and the Jurassic coast just a short drive away at West Bay. Bridport has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Charminster and Axminster to the West. 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 and Axminster.

## DIRECTIONS

[What3words:///worksheet.sectors.guarding](http://What3words:///worksheet.sectors.guarding)

## SERVICES

Mains water, drainage and electricity are connected. Oil fired central heating,  
Broadband - Ultrafast speed available.  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
EPC: Exempt (Grade II Listed)

## LOCAL AUTHORITY

Dorset Council - 01305 251010  
Tax Band: E



Approximate Area = 1659 sq ft / 154.1 sq m  
 Garage / Workshop = 379 sq ft / 35.2 sq m  
 Total = 2038 sq ft / 189.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 996013



Bridport/SVA/26032026



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