

A two-story red brick house with a conservatory, garden, and solar panels. The house has a tiled roof with solar panels and a chimney. The conservatory is white-framed and has large glass windows. The garden is green and has a wooden bench, a table, and many potted plants. A satellite dish is mounted on the wall. The sky is blue with white clouds.

Symonds  
& Sampson

# Daisy Cottage

12 Gore Cross Way, Bradpole, Bridport

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Bradpole

Bradpole

Bridport

Dorset DT6 3EN

A beautifully decorated, charming, and highly energy efficient property with sunny gardens and countryside views.



- Two double bedrooms
  - End of terrace
- Open plan and spacious
  - Solar panels
  - EPC B+
- Sunny front and rear gardens
- Lean-to with light and power
- Section 157 Restriction

Guide Price £280,000

Freehold

Bridport Sales  
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## THE PROPERTY

Daisy Cottage is a colourful home with great character and charm. The property offers excellent spacious accommodation across two floors, solar panels, established front and rear gardens and parking potential. The modern design and layout flows from the main reception room into the bright and airy kitchen/diner and through french doors into the SE facing garden room at the rear. This multi-use and sunny glazed room brings the outside in, and leads out into the beautiful enclosed rear garden which has been lovingly designed and a haven for wildlife.

The property is highly energy efficient, with solar panels that generate an income of on average £950 pa, which covers the current owners annual energy usage, is exceptionally well maintained and wonderfully light and airy with large double-glazed windows throughout.

Leading in from the useful porch you step into the large and inviting sitting room with ample space for multiple sofa suites. This flows through a wide opening into the large kitchen/diner with a dining area for four to six and a comprehensive range of wall and floor units, integrated gas hob and eye level oven, and space for a washing machine, dishwasher and fridge. A feature window above the sink frames the view through the garden room and into the pretty garden and pond beyond.

Through an archway the eye-catching stairway with exposed wood leads up to the two generous double bedrooms, and the family bathroom. The large principal bedroom to the front with painted wooden floorboards, ample storage and space, and the second

bedroom overlooking the garden and the hills beyond with wonderful natural light. The bathroom has a bath with overhead shower, basin and WC, and coloured wooden panelling and tiling.

From the landing the window looks out across the countryside, and there is access to a large, boarded attic space with a loft ladder, with potential to make into additional living space with granted planning permissions.

## OUTSIDE

The property is set back from the road, with a lovely garden area at the front focused around a central dwarf weeping cherry tree with sweet blossom in the spring and evergreen borders providing interest all year. Located on a no-through road, there is ample on-street parking and the kerb has been dropped along the entire boundary to allow for the potential for two private parking spaces. A path takes you down to the front porch and access beyond to the generous lean-to for bike and general storage, along with potential for a workspace as it has light and power. Access continues through to the rear garden which is filled with an array of perennial plants and shrubs, providing an abundance of colour and interest, and faces SE so gets sunshine most of the day. Clematis runs along the trellis fence and cottage garden flowers edge the borders, with ferns and striking flamingo tree surrounding the pond by the additional useful shed. There is an area of hardstanding to the side, with additional direct access from the garden room for al fresco dining, and currently also houses a mud kitchen and sandpit.

## SITUATION

The property is situated on the outskirts of the village of Bradpole,

on the edge of the bustling and vibrant market town of Bridport. Bridport 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 catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

## DIRECTIONS

What3words ///wisely.amuse.tidal

## SERVICES

Mains water (unmetered), electric and drainage. Gas fired central heating. Solar panels.

Broadband - Superfast speed is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: B+

## AGENTS NOTE

Please note that this property is subject to a section 157 housing restriction.

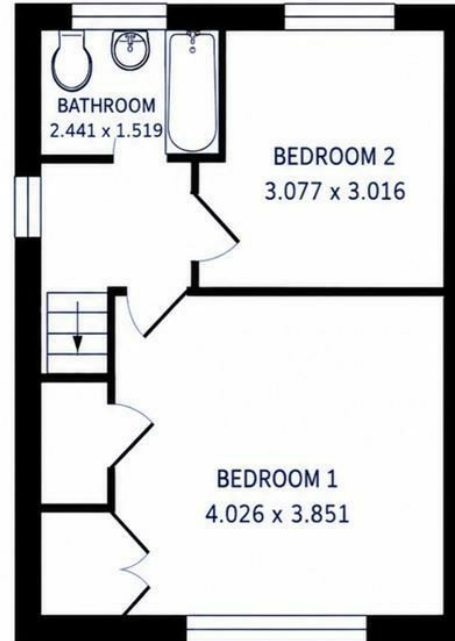
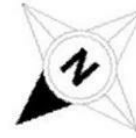
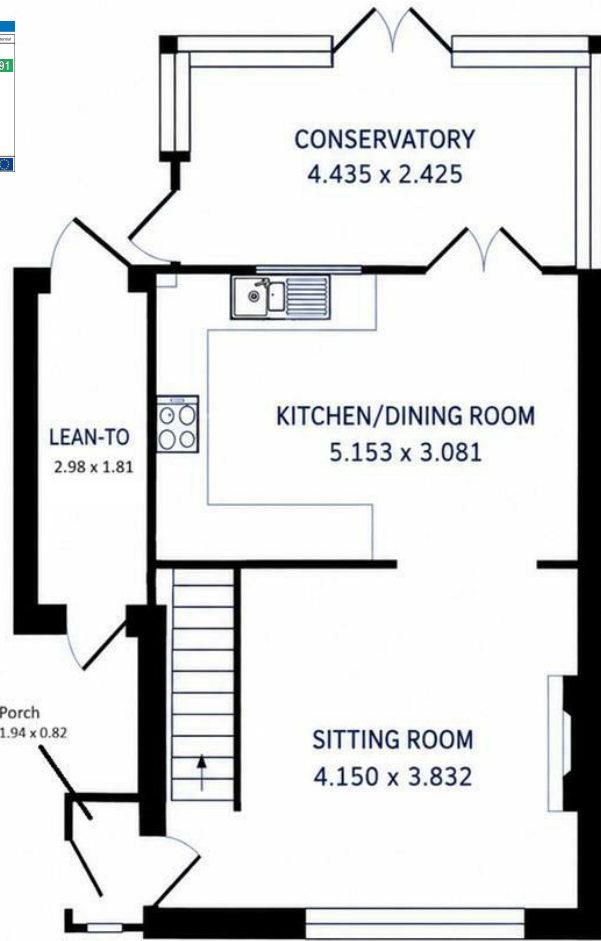
## LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: A



Energy Efficiency Rating	
Current	Potential
30	41
<small>Energy Efficiency Rating (EPC) scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20). All energy ratings are subject to change.</small>	
<small>England &amp; Wales EPC Directive 2002/91/EC</small>	



Bridport/CCC/13052026

This Floor Plan is for guidance only and is NOT to SCALE  
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