





14 BEACH ROAD

BURTON BRADSTOCK, BRIDPORT, DT6 4RF

GUIDE PRICE £780,000

FREEHOLD

A spacious three bedroom detached chalet-style home in an exceptional coastal setting, offering versatile accommodation, a generous west-facing garden and far-reaching countryside views with glimpses of the sea.

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Residential - Commercial - Rural

14 BEACH ROAD







Situated on Beach Road, this individual detached chalet-style property occupies an excellent position just back from Hive Beach in the popular coastal village of Burton Bradstock. Believed to date from the 1960s, the property has been extended over the years to provide spacious and versatile accommodation, combining character with practicality. Well maintained throughout, the house offers an appealing opportunity to enjoy coastal living, with generous reception space and a private rear garden backing onto open countryside.

The property benefits from gas-fired central heating, uPVC double-glazed windows and doors and photovoltaic solar panels which generate an income. The well-equipped kitchen/dining room is fitted with farmhouse-style solid wood units, granite work surfaces, an Aga with gas oven, two electric ovens, a gas hob, integrated microwave, freezer and dishwasher. A built-in larder provides useful additional storage, while ceramic tiled flooring extends through the reception hall and kitchen/dining room. A separate side entrance leads into a useful boot room.

The living room features an attractive inglenook-style fireplace incorporating a multi-fuel stove, providing a characterful focal point. To the rear, the impressive garden room offers a wonderful additional reception space, with views across the garden towards the surrounding open countryside. Generously proportioned, it is ideal for family gatherings, entertaining or simply relaxing while enjoying the outlook.

The ground floor shower room is fitted with ceramic tiled walls and flooring, a walk-in shower, pedestal wash hand basin and WC, together with an obscure-glazed window to the side aspect.

On the first floor, there are three double bedrooms, with the principal bedroom benefitting from a Juliet balcony. All the bedrooms have fitted wardrobes. The en-suite bathroom is fitted with a modern suite comprising a bath with shower over, pedestal wash hand basin and WC, together with an obscure-glazed window. An additional cloakroom with WC is conveniently situated just off the landing.

The accommodation offers considerable flexibility for family living, visiting guests or those requiring space to work from home. The west-facing rear aspect makes the most of the afternoon and evening sun, while the adjoining fields, far-reaching countryside views and glimpses of the sea further enhance the property's coastal appeal.

Outside

The property occupies a generous, level plot extending to approximately 0.2 acres and is set well back from the road behind stone boundary walls and decorative railings. A substantial brick-paved driveway provides extensive off-road parking for several vehicles and leads to the attached garage, which has a remote-controlled door, together with a separate utility store.

The private, west-facing rear garden is a particular highlight, offering a variety of spaces for outdoor entertaining, relaxation and gardening. A large raised timber deck with glass sides provides an excellent setting for outdoor dining, with steps leading down to an extensive lawn. Beyond this, a productive fruit and vegetable area includes blackcurrant bushes and apple trees, alongside a greenhouse.

Further features include a recently constructed, well-insulated timber studio/workshop with double doors, power and lighting, providing useful additional space for hobbies, creative pursuits or workshop use. Outside power points and water taps add to the practicality of the garden.

Combining individual character, spacious accommodation and excellent outdoor space, 14 Beach Road presents an appealing opportunity to acquire a substantial coastal home in a wonderful setting close to Hive Beach. The impressive garden room, generous parking, private west-facing garden and useful studio/workshop make this a property well suited to family life, entertaining and enjoying the best of the Dorset coast and countryside.

The Location
The property enjoys an enviable coastal position, close to the National Trust's Hive Beach, renowned for its beautiful sandy beach, popular café and restaurant, and spectacular views along the Jurassic Coast.

Situated within the Dorset Coast World Heritage Site and an Area of Outstanding Natural Beauty, with stunning clifftop scenery and the South West Coast Path virtually on the doorstep.

The picturesque village of Burton Bradstock is one of the area's most sought-after villages, with a good range of local amenities including a village shop and garage, Post Office, public houses, church, village hall, library and primary school. The village centre is a designated Conservation Area and is particularly noted for its attractive stone and thatched cottages.

The historic market town of Bridport is just a few miles away, offering an excellent range of shops, cafés, restaurants and everyday facilities, while the popular coastal resort and harbour of West Bay is also nearby.

Dorchester and Weymouth are approximately 15 miles away, both providing mainline railway services to London.

Services & Information
All mains services are connected. Gas-fired central heating. Photovoltaic solar panels.

Broadband: Standard broadband up to 16 Mbps and Superfast broadband up to 40 Mbps.

Mobile: Voice and data services are available from EE, Three, O2 and Vodafone, both indoors and outdoors. Broadband and mobile information is based on Ofcom predictions and should not be relied upon as a guarantee of availability or performance.

Directions
From Bridport, take the coast road towards Burton Bradstock. Continue through the village and, after passing the garage and shop, take the next right signposted towards the beach. Number 14 will be found on the right-hand side shortly before the beach car park.

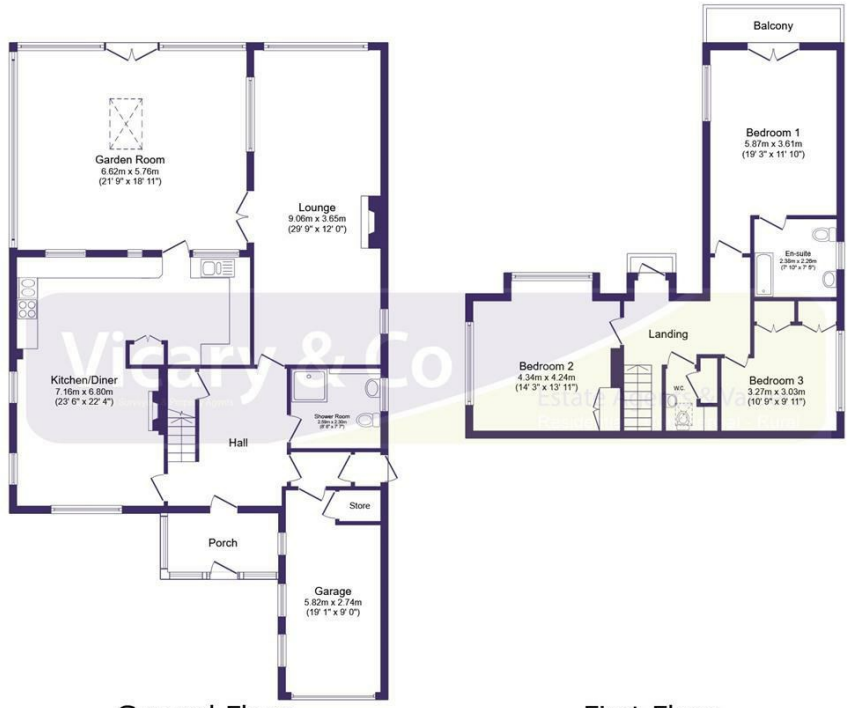
Viewing
Viewing is strictly by appointment through Vicary & Co.







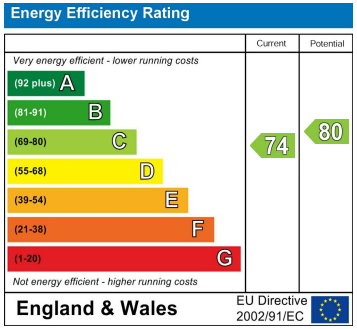
Beach Road, Burton Bradstock, Bridport



Total floor area: 229.7 sq.m. (2,473 sq.ft.)

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Vicary & Co
38 South Street
Bridport
Dorset
DT6 3NN

01308 459550
sales@vicaryandco.com
vicaryandco.com

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Chartered Surveyors & Property Agents
Estate Agents & Valuers
Residential - Commercial - Rural