



Symonds
& Sampson

Georgies
Morcombelake, Bridport, Dorset

Georgies

Morcombelake
Bridport
Dorset DT6 6DW

Charming two bedroom character cottage with secure parking and a lovely garden in need of modernisation and refurbishment



- Countryside views
 - Garden
- Village location
 - No chain



Guide Price **£300,000**

Freehold

Bridport Sales
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THE PROPERTY

Georgies is likely to have been built in the 19th century and is one of a pair of semi detached properties built specifically to take in some lovely views over the surrounding countryside towards Golden Cap and the sea. The cottage has all the character one would expect of a property of this age but is now in need of refurbishment and restoration to bring it firmly into the 21st century. However, once works have been completed it's proximity to the National Trust Golden Cap Estate and the sea coupled with its charming garden and plentiful parking will make that investment well worthwhile.

The accommodation is simply laid out with a spacious kitchen / dining room to one end of the property with the dining area having the focal point of a fireplace equipped with a woodburning stove and a kitchen area fully fitted with handmade units and cupboards. At the other end of the cottage there is a sitting room with the second fireplace as its focal point beyond which doors lead through to an oak framed conservatory. Upstairs there are two good bedrooms served by a bathroom with a shower over the bath. The property is double glazed, has private drainage and a solar thermal hot water system but no central heating system.

OUTSIDE

The gardens are a particular feature of the property and can be divided into a number of different areas. Adjacent to the house there is a paved area with a summer house to one side which looks over a well stocked herbaceous border onto a formal area of lawn enclosed by mature hedging. A pathway leads down to a second paved area which makes an ideal entertaining area during the summer months and also looks out over the formal lawn. The path leads on to both a vegetable patch and a hard stand which provides parking for a number of cars and is accessed by the lane beside through a substantial gate that makes it secure. From the gardens, lovely views can be enjoyed over local countryside towards Golden Cap and the sea

SITUATION

Morcombelake has a farm shop, church and village hall that hosts a variety of community activities. Nearby Whitchurch has a pub, village hall and parish church. The market town of Bridport lies approximately 5 miles to the East. 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 with regular buses and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

DIRECTIONS

What3words///mammoths.costumes.mega

SERVICES

Mains electricity and water. Private drainage and a solar thermal hot water system.

Broadband - Superfast speed is available.

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

EPC: F

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: C

AGENTS NOTES

The private drainage system that serves the property has worked well for many years however the route of the soak away from the septic tank is unknown and therefore the property is unlikely to comply with the current 2020 binding rules.



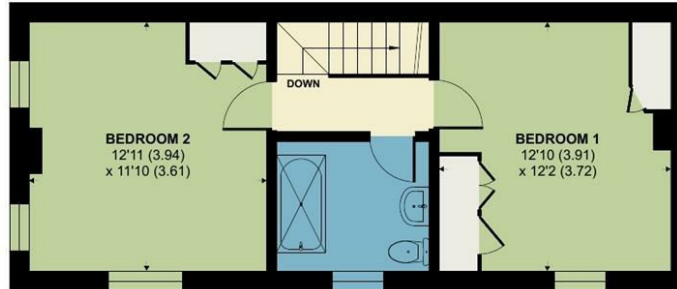
Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
70	38

Not an energy efficiency rating. Higher ranked better.
England & Wales
EPC Directive 2002/91/EC

Georgies, Morcombelake, Bridport

Approximate Area = 948 sq ft / 88 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1419343



Bridport/SVA/16042026REV



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