

Symonds
& Sampson



Winton Cottage
Pymore Lane, Dottery, Bridport

Winton Cottage

Pymore Lane

Dottery

Bridport

DT6 5PS

A beautifully presented three bedroom semi-detached house with spectacular country views, with a double garage and parking.



- Substantially extended and modernised throughout

- Presented in excellent order
- Double garage and parking
- Fantastic open plan living space
- Spectacular open country views



Guide Price £650,000

Freehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk

THE PROPERTY

This three bedroom semi-detached house has been substantially extended and improved by the current owners, retaining charming character features that have been seamlessly blended with contemporary finishes, and focussing around the stunning open country views. During the refurbishment, the principal day room of the home was created; a fantastic open plan kitchen/living space situated to the rear of the property, with bi-folding doors and large picture windows allowing the divide to be blurred between the inside and outside spaces during the summer months. At the same time, the principal bedroom suite was created on the first floor, with a Juliet balcony taking in the uninterrupted views and a beautifully appointed en-suite shower room.

The property opens into a spacious entrance hall, with a large storage cupboard and a downstairs cloakroom, which opens into a reception room currently utilised as an office, focussing around a feature fireplace. An archway opens into the kitchen/living/dining room, which spans the full width of the house with bi-folding doors and large picture windows allowing for plenty of natural light. To one end is the contemporary kitchen, fitted with rustic wooden base units with a concrete worktop over with space for an electric range cooker, and a large island with a breakfast bar and an inset sink, plus a lovely window seat running the full length of the picture window. To the other end is a cosy snug, delineated by a double sided fireplace. Off the kitchen is a large utility room, with further cupboards and space for appliances and an inset Rayburn oven.

Upstairs are the three double bedrooms, all benefitting from the spectacular country views. The principal bedroom is particularly generous, with extensive built-in storage and a Juliet balcony overlooking the garden and the countryside beyond. A contemporary en-suite shower room has been created, with a large walk-in shower and a window into the bedroom allowing for natural light. The other two bedrooms are served by the family bathroom which is fitted with a white suite comprising a roll top bath, wc and sink.





OUTSIDE

To the side of the property is a driveway providing plenty of parking and access to the double garage/workshop with power and light. A further feature of the property is the south facing rear garden, which is predominantly laid to lawn with a fantastic terraced area to the rear boundary, enjoying the open views over the fields. Immediately adjoining the property is a patio seating area, with an inset wooden bench area ideal for al fresco dining.

SERVICES

Mains water, electricity and drainage. Air source heat pump with under floor heating.

Broadband speed: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

Dorset Council - 01305 251010.
Council Tax Band C.

SITUATION

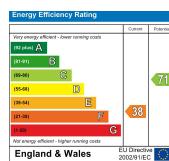
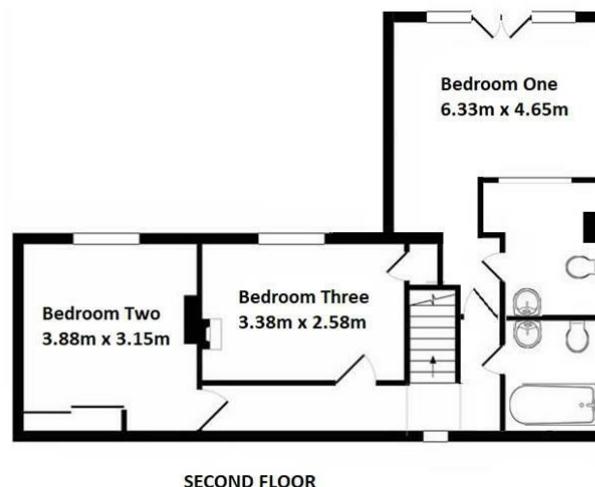
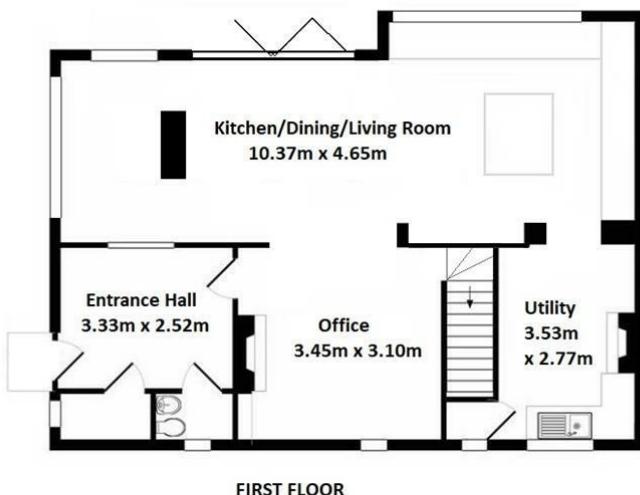
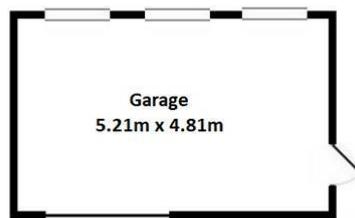
The property enjoys a semi-rural location, being within striking distance of Bridport and the Jurassic coastline. Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including

the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. 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. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///apple.clipboard.moment





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bri/DME/160525



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.