

Dormouse Cottage

Dormouse Cottage, 36a

Loders, Bridport, DT6 3SA

Bridport 2 Miles Jurassic Coast 4 Miles 14 Minute Drive to Burton Bradstock Beach

OPEN GUIDE PRICE: £350,000 - £375,000
A charming and much improved end-of-terrace period stone cottage with south-facing gardens and lovely country views.

- Charming Character Cottage
- Delightful Period Features
- Picturesque Village Location
- Sitting Room and Separate Snug/Study Area
- Open Country Views
- South-Facing Garden
- 2 Bedrooms
- Improved By Current Owners

Guide Price £350,000

THE PROPERTY

Dormouse Cottage is a charming period cottage which is believed to have origins in the mid 1700s and has a quintessential English country cottage appearance, having part stone and rendered elevations under a slate roof. The property has been greatly improved and maintained to an exacting standard and is therefore presented in excellent order throughout with excellent modern conveniences including electric night storage heating, replacement double glazed windows and modern fitted kitchen and bathroom suites. These are dovetailed with delightful character features such as white painted exposed beams, an attractive feature fireplace in the sitting room with multi-fuel stove, cottage doors and deep sill windows.

Facing south to the rear with glorious views over Boars Barrow Hill, the cottage is currently used as a superb second home but would also make a fantastic permanent residence or long-term letting investment in this highly sought after village.

The front door opens into an entrance porch which then leads through into the sitting room where there is a large beamed and stone fireplace with a multi-fuel stove. Adjoining this room is a useful snug/study, ideal for use as an additional reception room for working from home, as well as the kitchen which has been updated under the current ownership with solid oak worktops, fitted wall and base units including pull out larder units and comprehensive appliances including a built-in dishwasher, cooker, induction hob, extractor and built-in fridge-freezer. Also on the ground floor is a cloakroom and a utility/boot room, from which the back door opens to the delightful garden.







From the sitting room a staircase rises to the first floor where there are two bedrooms, one of which benefits from built in storage, along with the family bath/shower room which has also been refurbished under the current ownership.

OUTSIDE

Dormouse Cottage enjoys delightful, south-facing gardens to the rear which provide a lovely setting for relaxing, dining or entertaining outside with the backdrop of the stunning views. Immediately adjoining the rear is a paved patio area with an awning, beyond which are lawned gardens with well-stocked flower and shrub borders. There is also a stone garden store.

SITUATION

Loders is a popular village within the West Dorset Area of Outstanding Natural Beauty, renowned for its many historic properties, picturesque scenery and strong community with regular events such as an annual fete. Amenities within the village include a primary school, church and pub, with a post office/village shop in neighbouring Bradpole. The sought after market town of Bridport, with its broad variety of shopping, leisure and cultural experiences, is just 2 miles distant. In additional to beautiful countryside walks straight from the doorstep, the village also enjoys close proximity to the Jurassic Coast World Heritage Site at West Bay and Burton Bradstock, both of which have glorious beaches and access to the South West Coast Path.

SERVICES

Mains water, drainage and electricity. Electric heating.
Broadband - Standard up to 1Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are O2, EE, Three and Vodafone for voice and data services (limited to outside)
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town centre follow the A3066 towards Beaminster and turn right by The Kings Head pub, signposted Bradpole. Continue into the village and at the T junction turn right towards Loders. Follow this road for approximately three quarters of a mile and the property can be found on the right-hand side shortly before the Loders Arms.
What3Words: ///awoken.arose.massaging

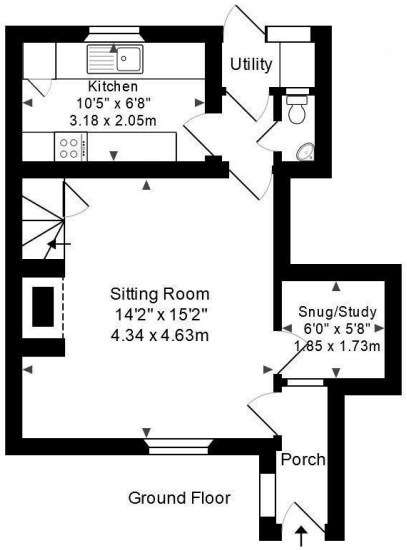


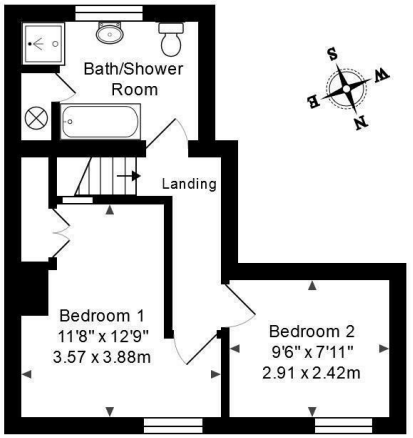




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

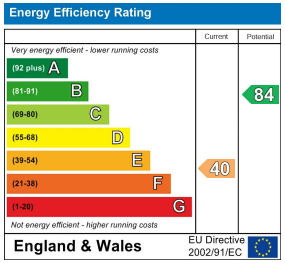






Total Area: 756 ft² ... 70.2 m²

Not to scale. Measurements are approximate and for guidance only.



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