Symonds & Sampson

Minnie's Cottage

36 Grove Road, Burton Bradstock, Bridport, Dorset

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Burton Bradstock
Bridport
Dorset DT6 4QT

A beautifully presented cottage situated in the heart of the popular coastal village of Burton Bradstock.

2 1 2

- Thatched roof
- Coastal village location
- Good size garden
- Walking distance to beach

Guide Range £325,000 - £350,000
Freehold

Bridport Sales
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THE DWELLING

This two bedroom cottage is situated within the highly sought after location of Grove Road, within easy reach of the village amenities and Hive Beach on the Jurassic Coast. The cottage has two double bedrooms, open plan living accommodation, a delightful south facing garden and all the character features one would expect from a property of this age. The cottage is currently used as a holiday let but would suit as either a main home or second home and is offered for sale with no onward chain.

ACCOMMODATION

The open plan living space has a sitting/dining room to the front, with a fireplace with a stone surround and equipped with an electric fire as its focal point. A beamed arch opens into the kitchen, allowing for natural light to flow through the downstairs accommodation. The kitchen is fitted with a comprehensive range of wall and base units, with an integrated electric oven and hob with space for under counter appliances. A stable door opens onto the rear garden. The contemporary shower room is adjacent and is fitted with a white suite comprising a walk-in shower, wc and sink.

On the first floor are two generously proportioned double bedrooms. The principal bedroom has a double aspect and is currently organised as a twin room. The second bedroom overlooks the pretty rear garden and has a useful over stairs cupboard.

OUTSIDE

The rear garden features a patio terrace adjoining the kitchen, with a pathway to the side providing rear access. Beyond here is an area of lawn with mature borders planted with a mixture of mature shrubs and flowers with two fruit trees. There is no official parking with the property, but there is a small lay-by to the side where there is space for parking.

SITUATION

The coastal village of Burton Bradstock is considered to be one of the most attractive villages in West Dorset. Nearby Bridport is a bustling market town, with 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. There is a good choice of schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and, Axminster.

DIRECTIONS

What3Words///hound.skip.fiction

SERVICES

Mains water, electric, and drainage. Gas fired heating.

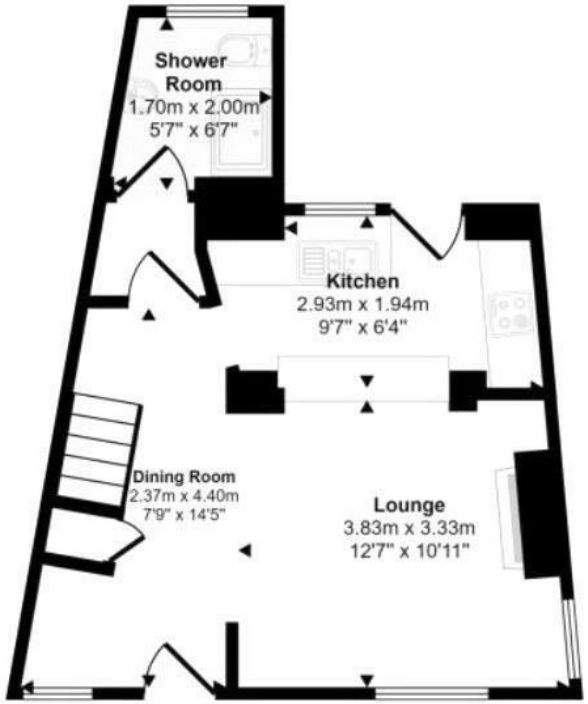
Broadband - Superfast speed is available
Mobile - Indoor coverage is very limited but outdoors is very good.

Dorset Council (01305 251010) - www.dorsetcouncil.gov.uk
This property is currently business rated as it is run as a self-catering holiday unit.
The previous council tax band was a D (2011).

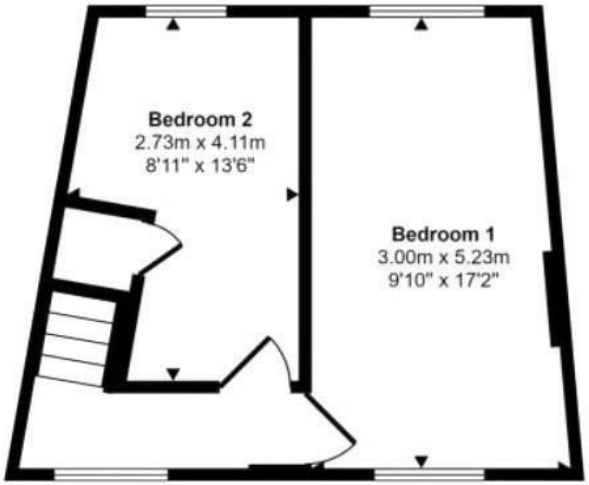
MATERIAL INFORMATION

The front of the property was rethatched in 2025. The rear thatch has another 10 plus years.

The property lies within an area with a high risk of flooding from surface water. The Government's flood risk assessment at https://check-long-term-flood-risk.service.gov.uk/risk gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their 20 years of residence and are willing to provide statuary declaration for their ownership.

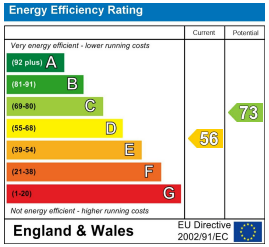


Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale.



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