

Symonds
& Sampson

11 The Twisting Rooms

Thread Mill Lane, Pymore, Bridport, Dorset

11 The Twisting

Rooms

Thread Mill Lane
Pymore
Bridport
Dorset DT6 5QT

A unique two bedroom, two bathroom upper floor apartment in a peaceful village position.



- Picturesque village location
- Characterful building rich in history
- Two bedrooms and two bathrooms
 - Open plan living space
 - Garage and private storeroom
- Separate study with access onto garden

Guide Price **£300,000**

Leasehold

Bridport Sales
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THE PROPERTY

Bridport has been famous for rope and net-making since the 13th century and The Twisting Rooms are very much a part of that history. In 2002, the rooms were transformed into four unique apartments, each with its own personality. The building has handsome stone elevations under a slate roof and occupies a peaceful position on the edge of the picturesque village of Pymore. No 11 is a spacious and bright upper floor apartment boasting vaulted ceilings, attractive sash casement windows and exposed Hamstone walls. The property has been further improved by the current owners with solid Oak floors, a brand new en-suite shower room and a refurbished study/hobby room which is found behind the garage with an independent electricity supply and direct access onto the gardens.

The accommodation is arranged around an attractive central hallway which makes a lovely space to eat, read and to take in the views over the River Brit and the countryside beyond. Off the hallway are the main reception room, a bathroom, a second bedroom, a utility cupboard and a spiral staircase leading to up the main bedroom.

The main reception room is to the front of the apartment, a particularly impressive open plan space, flooded with natural light with three sash windows to two aspects of the room. The kitchen is fitted with a range of floor and wall-mounted units with fitted appliances to include an electric oven and gas hob with extractor hood over. In addition there is a dishwasher, washer/dryer, space for a fridge/freezer and a Virgin pure water filter.

The second bedroom is a comfortable double room with a fitted wardrobe, currently arranged as a snug/study. The bathroom is partly tiled with a white suite. The principal bedroom is found on the top floor, a generous room with exposed beams and enjoying views across the countryside to the rear of the building. There is extensive fitted storage space including two double wardrobes and eaves storage.

The en-suite shower room is one of the newest additions to the apartment, a tastefully decorated room with partly tiled walls, a white suite comprising of a W/C, wash hand basin and large walk in shower. There are contrasting duck egg blue cabinets.

OUTSIDE

On the ground floor there is a garage with double doors. Beyond the garage there is a useful storage area and then in turn the 'hidden' garden room. This is an ideal space for a hobby/art room or a home office with direct access to the river bank. The garden is owned by Pymore village management but allows fully unfettered use. There is use of a garden space and access to the river bank.

SITUATION

The property lies a mile north of Bridport town, close to open fields and a direct walking route to the towns' amenities. 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 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. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

LEASE DETAILS

We have been advised that the lease is 125 years from 2002 meaning there are 104 years remaining. The current maintenance charge is £2,100.00 the ground rent is £170.00 per annum and the buildings insurance is £506.00 per annum. There is a payment for the upkeep of all the communal areas of Pymore Village of £250.00.

There is a no pets restriction on the property.

SERVICES

Mains electricity, water and drainage. Gas central heating system. Broadband - Superfast broadband is available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A			
B			
C			
D			
E			
F			
G			
Very energy inefficient - highest running costs			
England & Wales		EU Directive	2002/91/EC

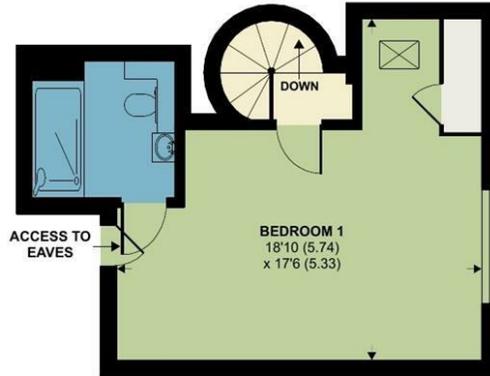
The Twisting Rooms Thread Mill Lane, Pymore, Bridport

Total = 1242 sq ft / 115.4 sq m (includes garage)

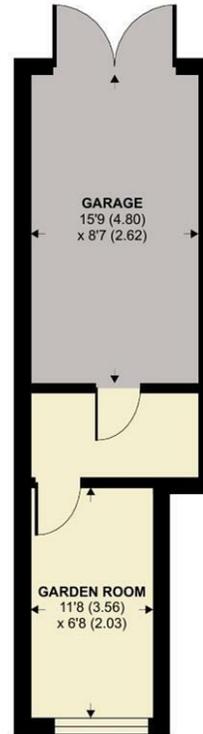
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Symonds & Sampson. REF: 962803



Bridport/DME/27022026



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