7 The Flax Mill

STAGS

7 The Flax Mill, Mill Street

Burton Bradstock, Bridport, DT6 4GG

Hive Beach/Jurassic Coast 0.5 mile. Bridport 3 miles.

A very attractive and well appointed detached stone house occupying a private and peaceful setting in the highly desirable coastal village of Burton Bradstock

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- Completed to very high specification
- 4 Bedrooms, dressing room area, 2 bathrooms (1 en-suite)
- Kitchen/breakfast room, utility with small wine cellar
- Good sized well stocked gardens, in all about 0.3 acre
- Close to village centre and Hive Beach
- Generous 1847 sqft
- 2 Reception rooms, sunroom
- Lovely open views
- Double garage plus workshop and sunroom/studio
- Freehold. Council Tax Band F

Guide Price £975,000

Stags Bridport

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@StagsProperty

THE PROPERTY

7 The Flax Mill is a very attractive, character style, detached house occupying a lovely private and peaceful setting adjoining the River Bride and overlooking fields, in the highly sought after coastal village of Burton Bradstock.

The Flax Mill is a select development undertaken by the well known award winning local builders, C G Fry & Son Ltd., in 2008/2009. It comprises the conversion of a historic former flax mill and just four new quality detached houses, all of distinct character.

7 The Flax Mill is considered to be the best property, due to its choice position, size, large plot and being finished to a very high specification. The main house has natural stone-faced elevations and the outbuildings brick elevations.

The property enjoys a delightful sunny aspect with beautiful open views over the River Bride and the surrounding fields beyond.

The impressive quality features include gas-fired central heating, solar panels for supplementary hot water, grey water system, traditional timber sealed unit windows, engineered oak flooring and Purbeck stone flooring to the ground floor, built-in speaker and hoover system, very well equipped kitchen with ash-fronted units, granite work surfaces, gas AGA and adjoining conventional oven plus integrated dishwasher, matching units to the utility, sprinkler system, built-in wardrobes to the three principal bedrooms and attractive bathroom/shower room fittings.

The very spacious and well maintained accommodation comprises:

Ground floor - Ornate porch, reception hall, through living room with polished stone fireplace, sunroom, dining room, kitchen/breakfast room, utility with small wine cellar, rear hall, cloakroom.

First floor - Landing, principal bedroom with dressing room area and en-suite bathroom/shower room, three further bedrooms, bathroom/shower room.

OUTSIDE

At the rear is a double garage plus workshop/store and sunroom/studio together with parking for up to four cars.

The large front garden with riparian river rights, enjoys a lovely open aspect and is predominantly down to lawn fronting onto the River Bride.

The large and private rear garden is a further feature being very well stocked and enjoying excellent privacy, comprises large expanses of lawn interspersed with a wide range of trees and shrubs plus flower borders and a large crazy-paved terrace.

SITUATION

The Flax Mill enjoys a private and peaceful setting on the southern edge of Burton Bradstock, adjoining the River Bride and overlooking fields. Burton Bradstock is considered to be one of the most sought after and picturesque village in West Dorset and is designated a conservation area. The centre consists mainly of period stone properties of the type for which the area is well known. There are excellent amenities including a Post Office/shop, garage/convenience shop, public houses, church, library, village hall, popular primary school and regular bus service. There is also the very popular National Trust beach with a renowned cafe, which forms part of the beautiful World Heritage Jurassic Coastline. On the doorstop there are public footpaths giving easy access to open countryside, riverside walks and to the beach and clifftops beyond.

SERVICES

All mains services. Gas-fired central heating. Solar panels for supplementary hot water.
Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.
Mobile phone service providers available is O2 for voice and data services inside and outside and EE, Three and Vodafone for voice and data services 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).

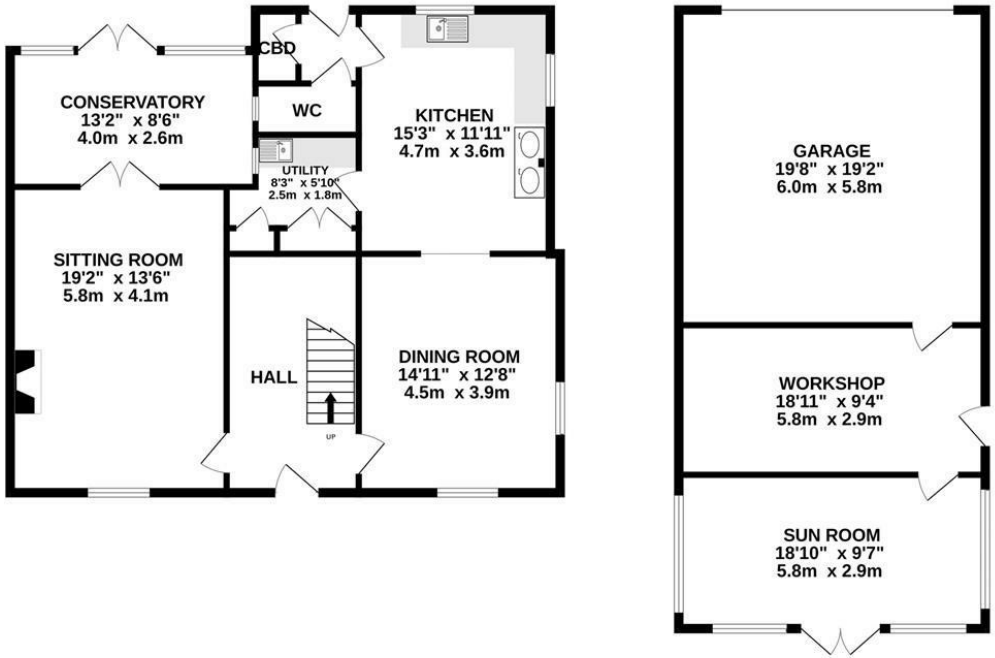
VIEWINGS

Strictly by appointment with Stags Bridport.

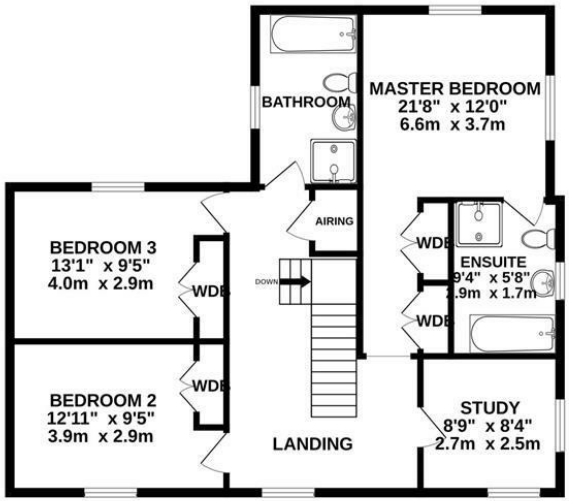
DIRECTIONS

From Bridport proceed down South Street and to the traffic lights. At the roundabout take the 2nd exit to Burton Bradstock. At the centre turn left at The Three Horseshoes public house into Mill Street and at the end turn right into The Flax Mill. Turn left under an archway and the property is found at the far end on the right.
What3Words: ///smaller.suffer.consoled

GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.1 sq.m.) approx.



7 THE FLAX MILL , MILL STREET, BURTON BRADSTOCK DT6 6GG

TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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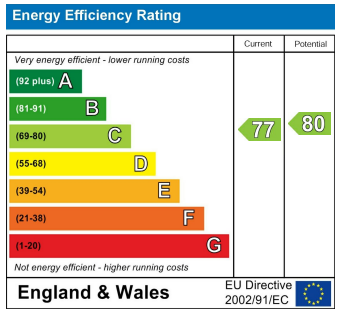

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.

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