

Symonds
& Sampson

Oakvale Cottage

Broad oak, Bridport, Dorset

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Broad oak
Bridport
Dorset DT6 5NR

Detached two bedroom cottage with stables and a paddock situated in the beautiful rolling countryside of the Marshwood Vale.



- Delightful two bedroom cottage
 - Stables and a paddock
 - Peaceful rural location
 - A plot of 0.32 acres



Guide Price £500,000 - £550,000

Freehold

Bridport Sales
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THE DWELLING

This two bedroom cottage is believed to date back over 200 years, with later additions which seamlessly blend character features with modern conveniences. Situated within the peaceful Marshwood Vale in the small hamlet of Broadoak, the cottage enjoys an idyllic location but isn't far from Bridport town. Add to that a delightful garden, two stables and a small paddock, this cottage is the ideal rural retreat.

ACCOMMODATION

The accommodation is simply laid out, with the farmhouse style kitchen at the centre, with an oil fired Rayburn which supplies the central heating and hot water. The kitchen is fitted with a range of units, with space for necessary appliances including an additional electric oven. To one side is the living room, with a focal point of a Victorian style tiled fireplace equipped with a wood burning stove. The living room opens into the conservatory, which has a pleasant outlook over the delightful garden. To the other side of the kitchen is an inner hallway, providing access to a useful utility room/cloakroom and a study.

Upstairs there are two double bedrooms, both enjoying far reaching country views and the principal of which has a large built-in wardrobe. These rooms are served by a family bathroom.

OUTSIDE

The secluded gardens are well stocked and predominantly laid to lawn, with mature shrubs and flower borders. A paved terrace adjoins the cottage, an ideal space for al fresco dining. There are raised vegetable beds and a large garden shed. Beyond the garden is the paddock, within which there are purpose built stables. There is off street parking to one side. In all, the gardens and paddock extend to approximately 0.32 acres.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage to a septic tank which is situated on the neighbouring field. Broadband: Standard broadband is available. Mobile phone coverage: Network coverage is limited indoors and good outdoors. (<https://www.ofcom.org.uk>) Dorset Council: 01305 251010 Council Tax band: C

SITUATION

The hamlet of Broadoak has a variety of period properties and is situated approximately 4 miles to the north-west of Bridport and close to the delightful Marshwood Vale, all situated in an area of Outstanding Natural Beauty. Bridport is a busy, active market town and popular holiday area, where street markets are held twice weekly. The town

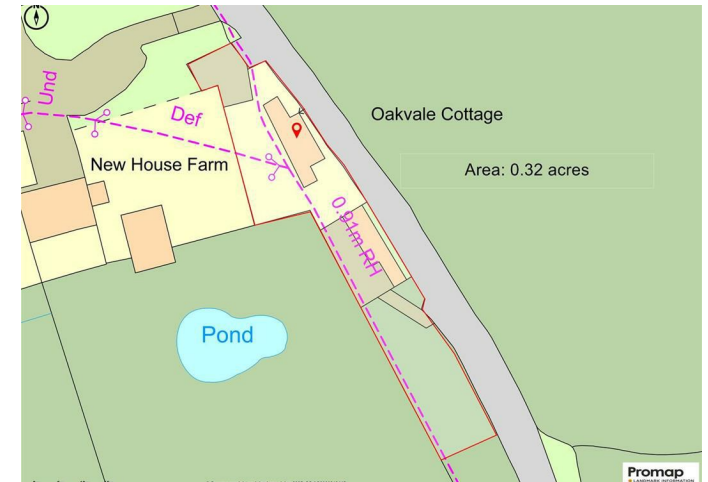
provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. The pretty harbour at West Bay, with lovely beaches is close by and the area provides the opportunity for enjoying the Jurassic Coast, recently designated a World Heritage Site.

MATERIAL INFORMATION

The cottage flooded from surface water in 2023. Flood barriers have been installed and there have been no issues since.

DIRECTIONS

What3Words///whiplash.shiny.fortunes



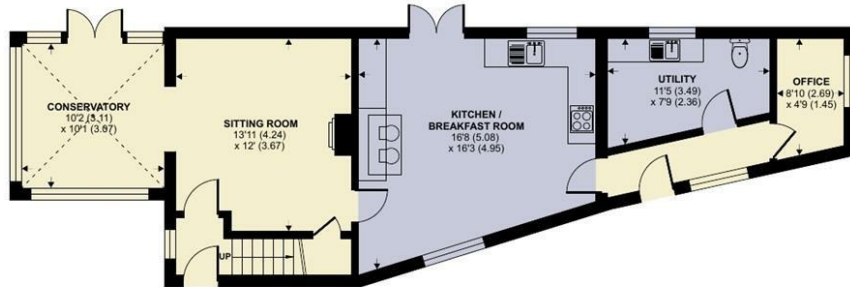
Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	79-100		
B	69-78		
C	59-68		
D	49-58		
E	39-48		
F	29-38		
G	1-28	32	
Very energy inefficient (highest running costs)			
England & Wales			
EU Directive 2002/91/EC			

Broadoak, Bridport

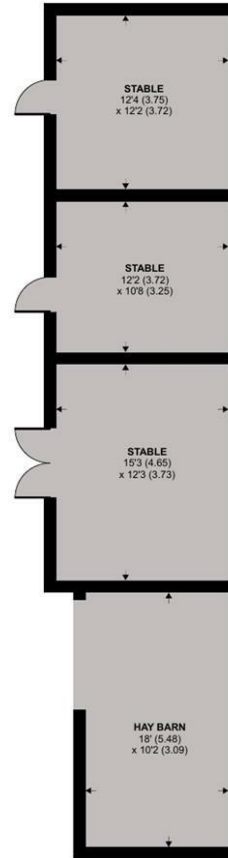
Approximate Area = 1177 sq ft / 109.3 sq m
 Outbuildings = 648 sq ft / 60.2 sq m
 Total = 1825 sq ft / 169.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1 / 2 / 3 / 4

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1299434



BRIDPORT/DM/30525



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