



Symonds
& Sampson

Swan Cottage

Brook Street, Shipton Gorge, Bridport, Dorset

Swan Cottage

Brook Street
Shipton Gorge
Bridport
Dorset DT6 4NA

Ideal cottage style home located off road in the village of Shipton Gorge.



- Quiet village location
- Bride Valley views
- Large garage with workshop and visitor parking

Guide Price **£475,000**

Freehold

Bridport Sales
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THE PROPERTY

Swan Cottage is an attractive reproduction thatched Dorset cottage-style home, one of four unique properties constructed in 2000 and having been cherished by the current owners since new.

The property combines traditional character with practical modern features and enjoys a sunny south-facing rear aspect, backing directly onto open fields. Far-reaching views extend across the Bride Valley and towards the village church, which is floodlit in the evenings. Internally, the property is well presented and includes a wealth of features, has gently curving walls and an impressive brick and beamed fireplace which can host an open fire, gas or electric fire forming the focal point of the sitting room. The kitchen is fitted in an attractive shaker style and the accommodation benefits from high-quality uPVC sealed unit beaded windows and doors, mains gas-fired central heating and a water softener. There is also a dining room located just off the sitting room. Finally on the ground floor is a useful utility room and downstairs WC.

On the first floor are three bedrooms which benefit from bespoke fitted furniture, while the fourth bedroom is currently used as a study and includes fitted office furniture.

The extensive loft provides valuable additional storage and is equipped with a ladder and lighting.

The reed thatched roof was renewed approximately eight years ago and the property has an impressive EPC rating of B, reflecting its strong energy efficiency.

OUTSIDE

Swan Cottage occupies a pleasant corner position, set back behind attractive stone walls. The front garden is neatly hard landscaped for ease of maintenance, with a pedestrian gate providing access to the side.

To the side is a pergola and sitting area, positioned to enjoy the morning sun. The rear garden is also accessed directly from both the kitchen and sitting room onto a paved terrace, with stepping stones leading through a lawned area featuring a mature cherry plum tree.

The gardens continue beyond the garage to a beautifully landscaped and private 'secret garden', arranged over several levels with low retaining walls, a circular paved area with a water feature and a variety of shrubs, flowers and trees, together with a vegetable patch. A beech hedge provides screening and privacy from the parking area.

The extra-large double garage/workshop benefits from a remote-controlled door, power, lighting, extensive attic storage and vehicular access via a driveway between neighbouring properties. There is also a dedicated visitors' parking bay. South facing garage roof fitted with 10 PV panels and a 5 kilowatt storage battery with space beneath for an EV charger within the garage.

A further pedestrian door from the garage leads to a paved seating area with pergola, making the most of the sunny south-facing aspect.

SITUATION

The property lies on the Eastern side of the popular village of Shipton Gorge, which is one of the Bride Valley villages. It has an active community with pub, church, village hall, village society, walking group, bell ringers etc. Shipton Gorge is just a couple of miles from the World Heritage Site Jurassic coastline and beaches at Burton Bradstock and West Bay. Nearby Bridport has a history of rope-making and offers a variety of independent shops, supermarkets, public houses, restaurants and three theatres conveniently placed for Dorchester and Weymouth to the East and Axminster and Exeter to the West. Transport links are good along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3words:///deployed.slant.entry

SERVICES

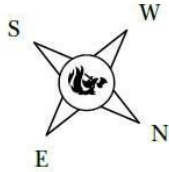
Mains water, electricity and drainage. Gas central heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: B

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: E



Energy Efficiency Rating		Current	Target
Best energy efficient - lower energy costs			
A+	92-100		
A	81-91	67	90
B	69-80		
C	55-68		
D	40-54		
E	31-39		
F	23-30		
G	1-22		
Worst energy efficient - higher energy costs			
England & Wales		ED Domestic	2008/11/10



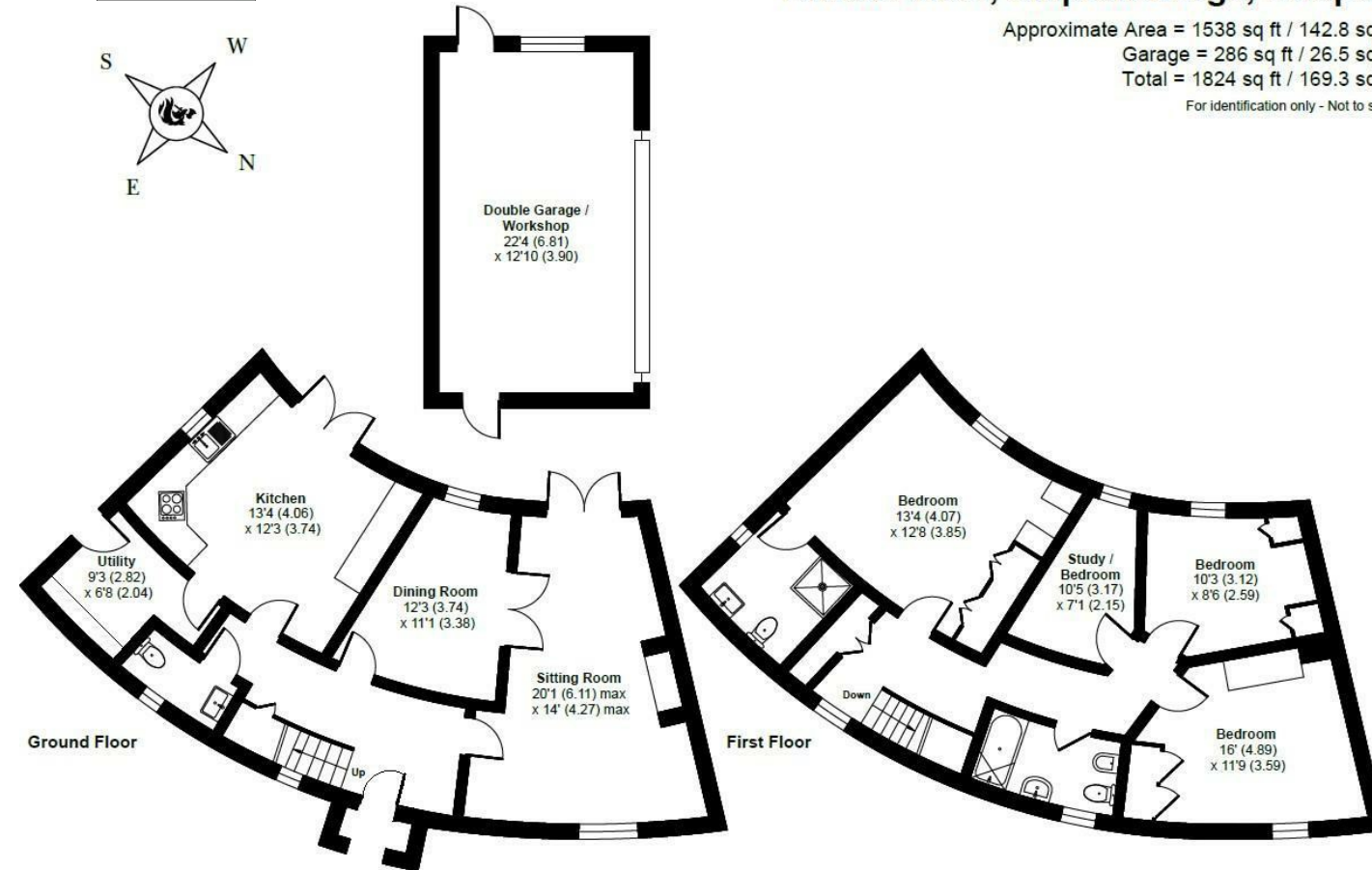
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Approximate Area = 1538 sq ft / 142.8 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1824 sq ft / 169.3 sq m

For identification only - Not to scale



Bridport/DME/15092026



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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