The Orchard

STAGS

The Orchard, 46 West Bay Road

Bridport, Dorset, DT6 3QQ

West Bay 1.1 miles. Dorchester 15.2 miles

A substantial detached five-bedroom family home set within generous gardens, further enhanced by a self-contained one-bedroom annexe, offering versatile accommodation for multi-generational living, guest use, or potential income opportunities.

- Five-bedroom family home
- Generous south-facing gardens
- Large driveway parking
- Level Walking distance to town & coast
- Freehold
- Self-contained annexe accomodation
- Spacious and versatile layout
- Large double garage
- Detached chalet bungalow
- EPC: E

Guide Price £750,000

Stags Bridport

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@StagsProperty

THE PROPERTY

Upon entering the property you are welcomed by a spacious and inviting entrance hall, flooded with natural light. Directly ahead is the impressive kitchen/dining room, which has been tastefully refurbished in recent years and benefits from a useful utility area and double doors opening onto a terraced seating area, ideal for indoor-outdoor living.

Adjacent to the kitchen is the generous dual-aspect sitting room, featuring an attractive wood burner and sliding doors providing direct access to the terrace and gardens beyond.

The ground floor is further enhanced by three versatile rooms, two of which are of double bedroom proportions and could equally serve as additional reception rooms, home offices or hobby spaces, depending on individual requirements. These rooms are wonderfully light and airy, with Bedrooms Two and Three enjoying a dual aspect outlook. A family bathroom serves this part of the accommodation.

On the first floor, the spacious principal bedroom benefits from its own en-suite shower room. There is also a further single bedroom, currently utilised as a dressing room, which would make an ideal nursery, study or additional bedroom if required.

THE ANNEXE

The property further benefits from a generous one-bedroom annexe with its own private, self-contained entrance, offering excellent flexibility for multi-generational living, guest accommodation or potential rental use.

The annexe comprises a spacious bedroom with French doors opening onto a south-facing balcony, enjoying pleasant views and an abundance of natural light. Owing to its generous proportions, the rooms also provides ample pace for a sitting area. Adjacent is a well-sized kitchen/dining room, from which stairs descend to the garage, presenting the opportunity to incorporate this space into the annexe accommodation, subject to any necessary consents.

Completing the annexe is a shower room and separate WC.

OUTSIDE

The property is set within generous south-facing gardens, providing an excellent balance of space, privacy and outdoor enjoyment. To the front, a large driveway offers ample parking for numerous vehicles, while the attractive front garden interspersed with a variety of mature fruit trees.

The gardens wrap around the property, with the principal areas lying to the rear. Predominantly laid to lawn, they provide a wonderful setting for families and keen gardeners alike. A substantial terrace adjoins the house, creating an idea space for al fresco dining, entertaining guests or simply relaxing and making the most of the sunny aspect.

The property also benefits from a large double garage with power connected. Subject to any necessary consents, this space offers exciting potential for further development and could be incorporated into the annexe to create additional accommodation if required.

SITUATION

Situated on the sought-after West Bay Road, the property enjoys a highly convenient location within easy walking distance of both the vibrant harbour town of West Bay and the centre of Bridport.

West Bay is a renowned coastal destination on the stunning Jurassic Coast World Heritage Site, offering a picturesque harbour, attractive beaches and an excellent range of amenities, including cafes, restaurants and local shops. The area also benefits from an 18 hole golf course and immediate access to beautiful countryside and coastal walks.

Bridport is a thriving and historic market town providing an extensive range of shopping, business and leisure facilities, together with its popular twice-weekly street market. The larger centres of Dorchester and Weymouth are both within approximately 20 to 30 minutes' drive, offering a wider range of amenities and mainline ail services with connections to London Waterloo.

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.
Broadband - Standard up to 15Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available is EE, O2 and Vodafone for voice and data services inside and outside and Three 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).

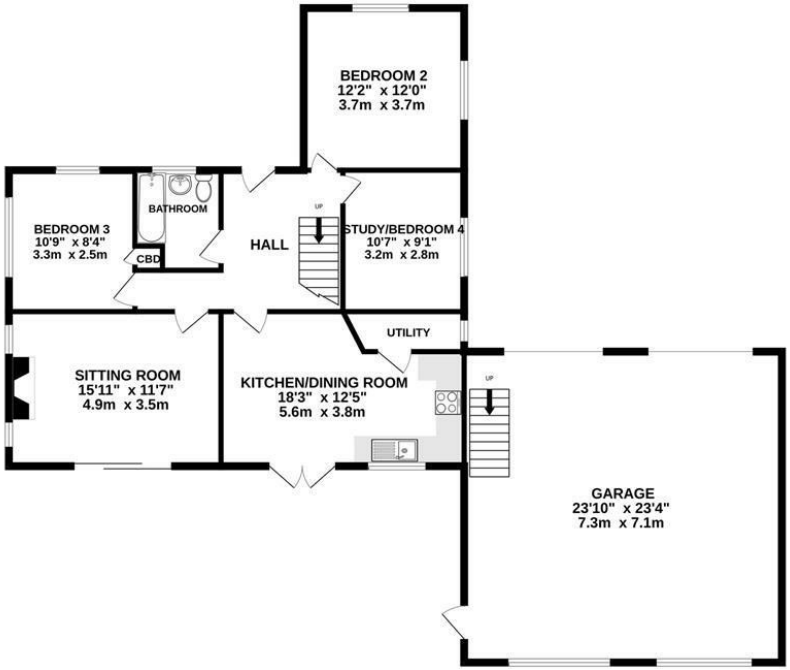
VIEWING

Strictly by appointment through Stags Bridport

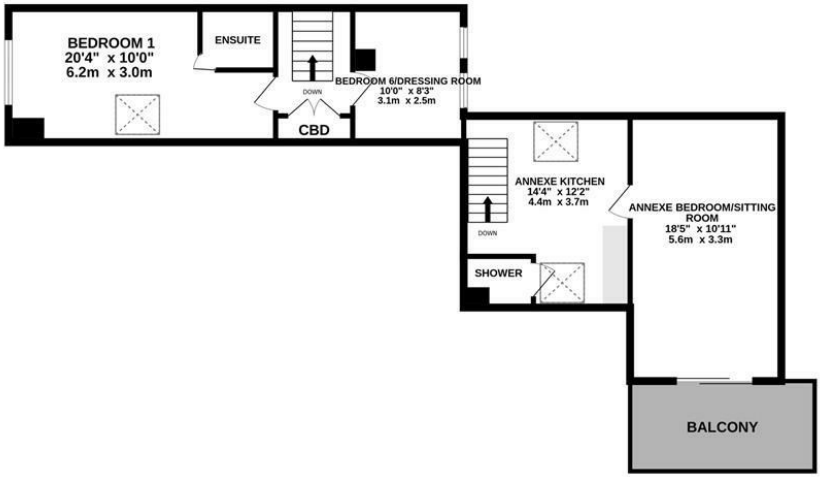
DIRECTIONS

From Bridport take South Street towards the A35. At the traffic lights, continue over and past Palmer's brewery. Take the next exit on the right-hand side and continue straight on. The property is located on the left-hand side.
What3Words: ///sprinkle.scribbled.dignify

GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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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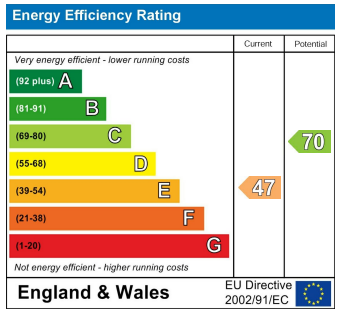

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried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