

5 St Hildas

5 St Hildas

, North Street,Bridport, DT6 3AQ

OPEN GUIDE PRICE £390,000 - £415,000
A unique character home forming the upper two floors of a former Victorian mansion house with parking within very easy reach of Bridport town centre.

- OPEN GUIDE PRICE £390,000 - £415,000
- Stunning Town, Country and Sea Views
- Spacious Sitting Room
- Courtyard Garden
- 999 year lease from 1986 with freehold share
- Individual Character 1800 ft2 Home
- 4 Bedrooms, Large Kitchen/Dining Room
- Parking Space (rarely available in Bridport town) & Residents parking permit available
- Easy Walking Distance of Town Centre
- Council Tax Band C No forward chain

Guide Price £390,000

THE PROPERTY

5 St Hildas is a highly individual property which is located enviably close to Bridport town centre and offers wonderfully spacious, characterful accommodation. The property is arranged over the entire upper two floors of a stunning former Victorian mansion house which is understood to date back to the late 1800s and was converted into 5 unique apartments in 1986. As such, fantastic, far-reaching views can be enjoyed from the property, stretching across Bridport and the surrounding hills to the sea at West Bay. Much of the character of the original building has been successfully preserved including ornate, part arched windows, exposed floorboards and deep skirting boards, now dovetailed with modern yet complementary features such as a fitted kitchen with solid oak worktops and built-in appliances and quality bath- and shower room fittings.







The internal room proportions expected from properties of this age are very much in evidence. From the communal entrance hall and first floor landing, the entry door to number 5 gives access to a private staircase rising to a wide, welcoming reception hall from which each of the primary floor rooms can be accessed. These include a large kitchen/dining room, sitting room and cloakroom alongside two of the bedrooms and the family bathroom. A further staircase rises to the upper floor where the principal bedroom can be found, which benefits from an ensuite shower room and walk-in wardrobe, as well as bedroom 3.

Outside, the property benefits from private courtyard garden which enjoys a south-facing aspect and is partly covered, providing a charming setting for spending time out of doors. There is also a large, personal parking area which is a considerable and rarely-available benefit so close to Bridport town centre.

Residents parking permit for Victoria Grove available (for small annual fee).

SITUATION

The property is located in one of Bridport's most sought after positions within level walking distance of the town centre. Bridport has a twice weekly market as well as regular farmers' and monthly vintage markets and offers a range of quirky and artisan local shops. Bridport's mainstream amenities include restaurants, hotels, a cinema, art/leisure centre, supermarkets, a museum, a health centre and a number of excellent primary and secondary schools. West Bay, with its harbour, bathing beaches and access to the World Heritage coast, is only about 2 miles to the south. There is also a golf course. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with main line rail services to London.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

TENURE

Share of Freehold
999 year lease, commencing 1986, 960 years remaining.
Ground Rent: £25.00pa
Service Charge:£3,465.00 which goes towards sink fund, building insurance, cleaning of communal areas, fire alarm maintenance, management and accountant fees etc.

VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport town hall proceed along West Street and take the first available right on to Victoria Grove. Turn right onto Rax Lane, then left after a short distance on to North Street. The property can be found on the top floor of the building on the left shortly after the left-hand bend.

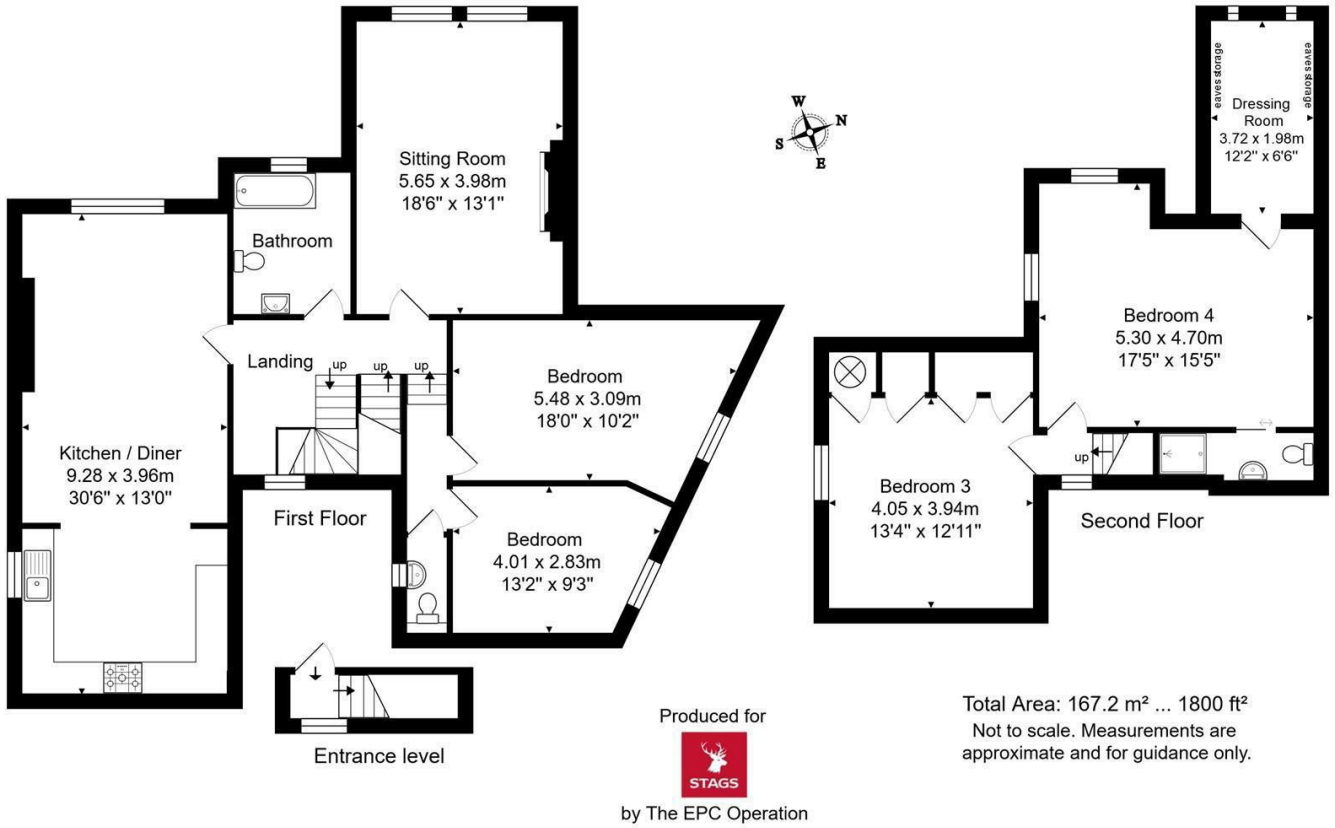
RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk









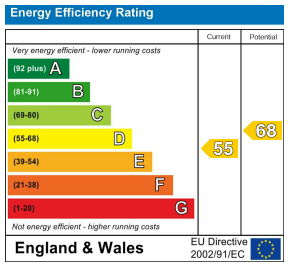
Produced for

by The EPC Operation

Total Area: 167.2 m² ... 1800 ft²

Not to scale. Measurements are approximate and for guidance only.

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.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000