



Hopewell House





# Hopewell House

Bothenhampton, Bridport, DT6 4BJ

Town Centre 1 mile. Jurassic Coast/West Bay 1.5 miles.

A handsome and substantial Georgian house with large secluded gardens and far-reaching views in a lovely village setting

- Fine Victorian house
- 5 Bedrooms, 2 bathrooms
- Many character features
- Attractive village and country views
- Picturesque village close to Bridport
- Spacious 1890sqft
- 2 Reception rooms
- Well proportioned and presented
- 160ft depth rear garden
- Freehold. Council Tax Band E

Guide Price £600,000

## THE PROPERTY

Hopewell House is a substantial and attractive Georgian house, pleasantly located within the centre of this sought after and very picturesque village. The house is believed to date back to circa 1800 and is Grade II Listed, of architectural or historic importance. It has classic red brick elevations under a slate roof.

The well presented accommodation is good sized and versatile with numerous character features including sash windows, panelled doors, window shutters, original fireplaces, picture/dado rails, gas lamps and a fine arched window.

The house has lovely open views over the village, surrounding countryside and hills.

Briefly, the accommodation extends to:

Ground floor - Reception hall/rear hall, sitting room, dining room, kitchen, storeroom

First floor - Landing, 3 bedrooms, bathroom

Second floor - Landing, 2 further bedrooms, shower room

At the rear is a delightful long garden which is part landscaped and affords good privacy and country views.





## OUTSIDE

The long rear garden has a depth of over 160ft and enjoys excellent views of the surrounding countryside. Immediately adjoining is a paved courtyard and steps lead up to the main gardens.

Firstly, there is an attractively laid out terraced area with paving, railway sleeper flower borders and beds, hedging plus former brick privy. Beyond is a further attractive paved terrace featuring a circular design with custom-built wooden shed.

The second part of the garden is more natural and comprises areas down to grass together with a variety of trees.

## SITUATION

Hopewell House stands elevated in the old village area of Bothenhampton and within easy reach of a whole broad range of facilities in Bridport town centre. Within Bothenhampton facilities include an Arts and Crafts church, village hall and playground plus there is a nearby nature reserve giving access to walks across open countryside and to the sea at West Bay.

Bridport town centre has an exciting range of shopping, leisure and cultural experiences to suit all tastes, including a very popular twice weekly market, arts centre, Electric Palace and leisure centre with swimming pool. There is a good range of primary schools plus a secondary school. The property lies within a Conservation Area and the immediate locality is designated as an Area of Outstanding Natural Beauty (AONB). The stunning Jurassic Coast and West Bay is very nearby, whilst Dorchester, Weymouth and Lyme Regis are all within easy reach.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 13Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside., and Three 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 town follow South Street to the Crown roundabout and take the 1st exit onto Sea Road South. Take the next available right turning, signed Bothenhampton and follow this lane up into the village. Hopewell House will be seen on the left.

What3Words:///districts.removals.sweat



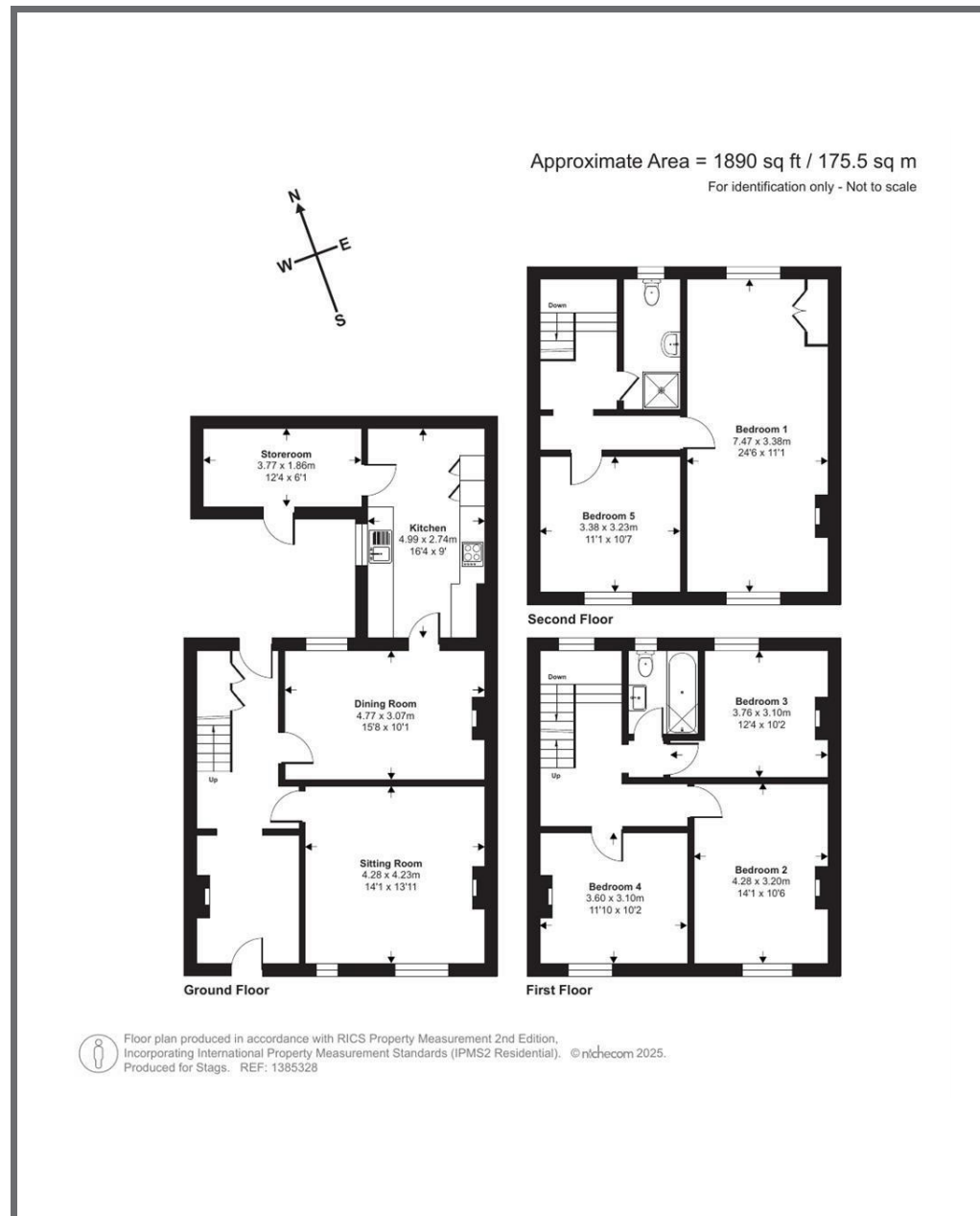


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