



Chapel House
Bridport
£400,000



OFFERED WITH NO FORWARD CHAIN, and situated within an Area of Outstanding Natural Beauty, this modern detached home features three bedrooms and two bathrooms, including an en-suite to the principal bedroom. The ground floor comprises a contemporary kitchen/dining room, a sitting room and a welcoming conservatory to the front. The low-maintenance rear garden features a timber-decked dining area and a summerhouse benefiting from power, ideal for use as a gym or home studio and further benefits a garage. EPC rating C.

Situated within the vibrant market town of Bridport, within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and the town's renowned twice-weekly market. Bridport is celebrated for its lively arts scene and excellent selection of independent retailers, cafés, and restaurants, along with practical amenities such as a health centre, hospital, dentists, leisure centre with swimming pool, and regular bus services. The stunning Jurassic Coast, a UNESCO World Heritage Site, lies close by, with the popular harbour at West Bay approximately 1½ miles to the south, offering attractive beaches, coastal walks, and a golf course, while the surrounding countryside and nearby riverside walks provide excellent outdoor pursuits. Dorchester, the county town of Dorset, is approximately 15 miles away and offers mainline rail links to London and the West Country, making this an ideal location for both full-time residence and a holiday retreat.



On entering the property, a gate provides access to a path leading to the conservatory, where double doors open into the space, complemented by wood-effect flooring. A further door leads into a central hallway, which gives access to all principal ground floor accommodation and the stairs rising to the first floor. The sitting room features a thoughtfully designed media wall, whilst double doors fill the room with natural light and open directly onto the outdoor terrace. The kitchen/diner is a well-equipped space, fitted with a range of modern wall and base units alongside space for a Smeg cooker range with a five-ring gas hob. A breakfast bar offers excellent casual seating and further storage solutions. The layout provides generous space for dining furniture, making it perfect for hosting, with double doors that extend the entertaining space out to the rear decking. A modern W/C. and practical under-stairs storage complete the ground floor.

Upstairs, the first-floor landing leads to three bedrooms. The primary bedroom boasts a range of built-in wardrobes, a dedicated cosmetics cupboard, and a tastefully presented en-suite shower room. The second bedroom is equally well-appointed, featuring bespoke overhead storage and fitted wardrobes that frame a double bed layout. The third bedroom serves as a versatile space, ideal for a home office. Serving these rooms is the family bathroom comprising a panel-enclosed bath with an electric shower overhead, a W/C, and a wash hand basin with vanity storage below.

Externally, the property benefits from a low-maintenance rear garden, perfectly designed for relaxation and outdoor dining. An attractive stone wall encompasses a thoughtful layout, that serves as a private sun trap throughout the day. Tucked into the corner sits a substantial timber summerhouse with a front veranda, offering a versatile structure that could easily become a professional home studio or personal gym. Additionally, a garage with power and a built-in workbench offers excellent workshop space, complemented by a dedicated garden storage shed running along the side of the main house.

Agents Notes:

Please note that the property is registered under two separate Land Registry titles. A small section of the garage extends beyond the registered boundary; however, this is covered by an indemnity insurance policy.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

Services:

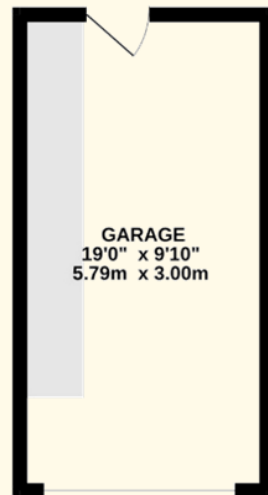
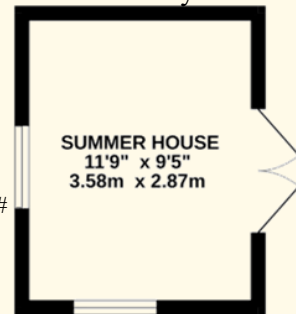
Mains electricity, water and drainage are connected. Gas fired central heating.

Stamp Duty:

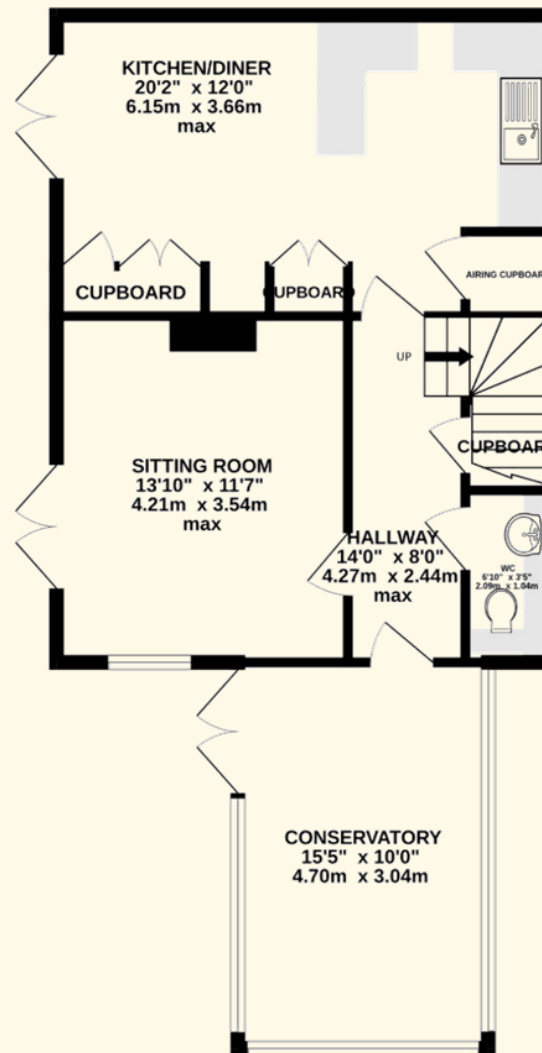
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

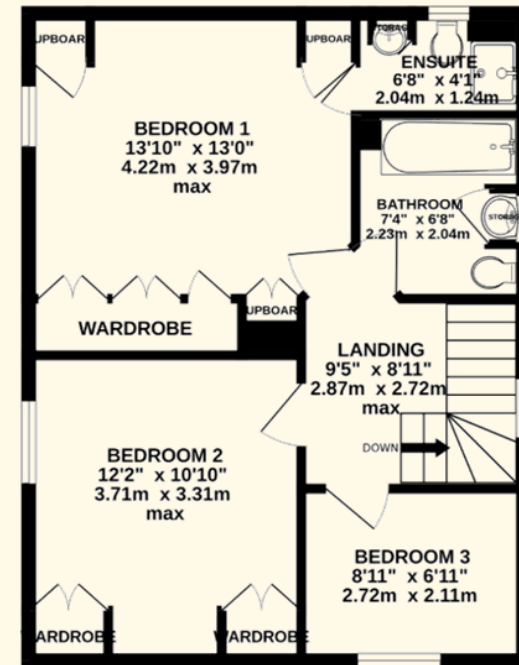
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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