



Girt House



# Girt House

Burton Bradstock, Bridport, Dorset DT6 4QF

Jurassic Coast 1 Mile Bridport 3 Miles Dorchester 15 Miles

A handsome detached Queen Anne house occupying a picturesque setting in the highly sought after coastal village of Burton Bradstock.

- Fine Period House
- Village and Country Views
- 3 Reception Rooms
- Beautiful Part Walled Gardens
- Freehold
- Highly Desirable Coastal Village
- Six Bedrooms (4 + 2 Attic Rooms)
- Numerous Character Features
- Double Garage and Stone Stores
- Council Tax Band G

Guide Price £1,200,000

## THE PROPERTY

Girt House is probably one of the best houses of its type in Burton Bradstock. It is a handsome period detached Queen Anne house with beautiful large walled gardens and grounds in a picturesque setting within the heart of this highly sought after village lying on the Jurassic Coast. The house is very historic, understood to date back to the 15th Century and is Listed Grade II of Architectural or Historic Importance. It is principally built of natural stone with a lovely red brick façade put on in circa 1710. Under the current long ownership, a whole number of improvements have been undertaken although the house would now benefit from general updating and refurbishment giving plenty of scope to refurbish to individual tastes and specification.

The house offers extensive and versatile accommodation being arranged over 3 floors with a generous net floor area of 2864 sq ft. There are lovely views, particularly to the upper floors over the village, the church and the surrounding countryside.



A whole number of character features typical of its age and type have been retained including a fanlight above the front door, high ceilings, panelled doors, sash windows (with secondary double glazing) picture rails, china cabinets and a porthole window feature. There was at one stage a secondary staircase.

The house offers excellent potential for rearranging the accommodation (subject to any required Listed building consent) which might include re-locating the kitchen to the breakfast room and the creation of an en-suite bath or shower room - possibly using the first floor fourth bedroom/sewing room/dressing room or sub-dividing one of the bedrooms.

The accommodation extends to:

Ground floor – reception hall, bathroom/cloakroom, living room, dining room, breakfast room, kitchen, lobby, pantry, boiler/utility room, store/book room (external access only).

First floor – landing with walk in airing cupboard, two large front bedrooms, fourth bedroom/sewing/dressing room, third back bedroom.

Second floor – landing, two large double bedrooms (sloping ceilings).

## OUTSIDE

There is a small parking area to the front leading to the attached double ended double garage with remote control doors and large boarded attic over.

The house stands slightly set back and elevated from the lane with an adjoining front garden with wooden fencing and a larger front garden area to the northern side. There is side pedestrian access.

The main gardens lie to the rear, are fully enclosed, stone walled and have a very sunny west facing aspect. The gardens are level and beautifully stocked with a whole variety of shrubs and trees, palm tree and a summer house.

Through a stone archway is a second garden/orchard down to lawn together with a small vegetable patch, large stone store and at the far end, double wooden vehicular gates giving rear access from Charles Road.

## SITUATION

Girt House enjoys a beautiful picturesque setting within the old heart of the village and close to all amenities. Burton Bradstock lies on the coast and is considered to be one of the most sought after and attractive villages in West Dorset. It is a conservation village and the centre consists of largely stone and thatched cottages for which the area is particularly well known. The excellent local amenities include a shop/garage, post office, library, public houses, church, village hall and primary school. There is also the very popular Hive Beach which forms part of the stunning Jurassic Coast. The immediate locality is designated as an Area of Outstanding Natural Beauty (AONB) and much of the coastline is either owned or controlled by the National Trust. There are nearby footpaths giving easy access to open countryside, down to the beach and clifftops. The thriving historic town of Bridport and the harbour coastal resort of West Bay with its 18-hole golf course are both within easy reach and the stunning coastal road is also nearby giving easy access to the larger towns of Dorchester and Weymouth, both with mainline rail services to London.

## SERVICES

All mains services. Gas fired central heating.

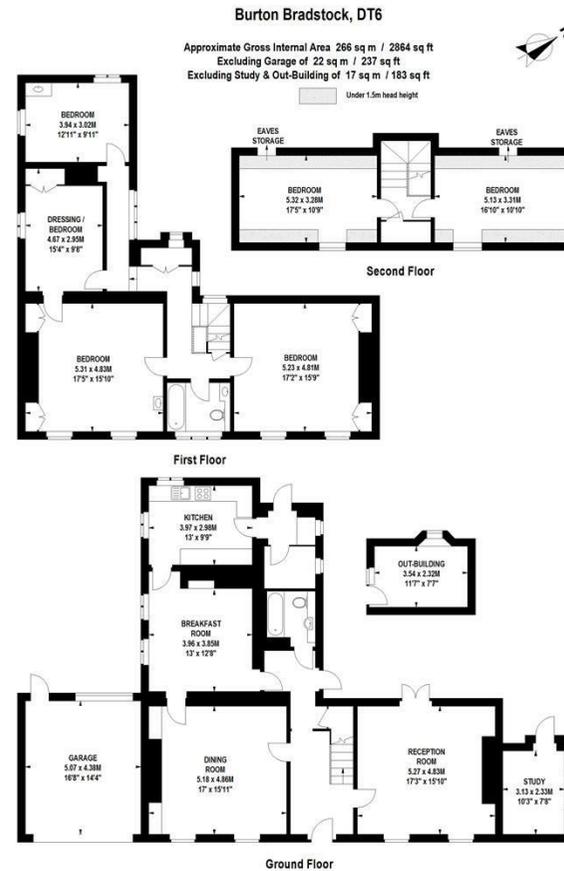
## VIEWINGS

Viewings strictly by appointment with Stags, Bridport.

## DIRECTIONS

From Bridport, proceed down South Street and at the roundabout take the second exit to Burton Bradstock. At The Anchor public house, turn left into Shadrach and Girt House will be seen just before the green on the left.





Floor Plan produced for Stags by Mays Floorplans © Tel 020 3307 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



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