



The Larches



The Larches

Hill Rise, West Bay, Dorset, DT6 4HN

Just back from Seafront/Harbour. Bridport 2 miles.

An attractive individual detached bungalow, well situated just back from the esplanade/West Beach and close to the harbour in the highly sought after Jurassic Coast resort.

- Individual detached bungalow
- Improvement/loft conversion potential
- 3 Bedrooms
- Living room, conservatory
- Kitchen/dining room
- South-facing rear garden
- Garage and driveway
- Prime position just back from West Beach
- No forward chain, priced to sell
- Freehold. Council Tax Band D

Offers Over £400,000

THE PROPERTY

The Larches is an attractive, individual, detached bungalow in a sought after seaside location, just back from the harbour and beaches in this highly sought after resort on the world famous Jurassic Coast. It is estimated to date back to the 1960s with reconstituted stone-faced elevations under a pitched roof. It has been under the same family ownership for some 60 years.

General updating/modernisation is now ideally required, although there is gas-fired central heating (boiler in need of repair or replacement) , replacement uPVC windows/doors, uPVC conservatory, kitchen with solid oak fronted units, Neff electric oven and Neff gas/electric hob. There is potential for a loft conversion, providing additional accommodation and possibly sea views, subject to any necessary planning consents. The property features wood block flooring to the principal rooms.

The accommodation enjoys a south-facing rear aspect with distant views over West Bay to the surrounding countryside and hills. Extending to reception hall (access to large loft with side window), living room, uPVC conservatory, kitchen/dining room with larder, three bedrooms, bathroom.



OUTSIDE

Concrete driveway leading to an attached large single garage with rear personal door.

The front garden is set behind low stone walls, down to lawn together with raised beds and a side pedestrian gate. The rear garden is fully enclosed and has a sunny south-facing aspect, designed for ease of maintenance with paved terracing, gravelled areas and raised beds.

SITUATION

The Larches is pleasantly located in Hill Rise, a private road/estate. It is well situated just to the west of the harbour and just back from the esplanade/West Bay, being less than a minute's walk. West Bay is a popular coastal resort, forming part of the stunning World Heritage Jurassic Coast and is renowned for its picturesque harbour, bathing beaches and stunning coastline and cliff scenery. Within West Bay there are a whole range of amenities including cafes, restaurants and pubs, plus a shop. The charming and thriving market town of Bridport is very nearby, offering a more comprehensive range of shopping, business, leisure and cultural facilities. There are regular bus services between West Bay and Bridport.

SERVICES

All mains services. Gas-fired central heating.

Broadband
Standard Speed 2mbps
Superfast Speed 80mbps
Ultrafast Speed 1000Mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (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

At West Bay go past the harbour and at the mini-roundabout take the 2nd left into Forty Foot Way. This leads into Hill Rise and The Larches is seen after a short distance on the left.



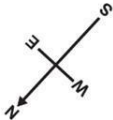
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



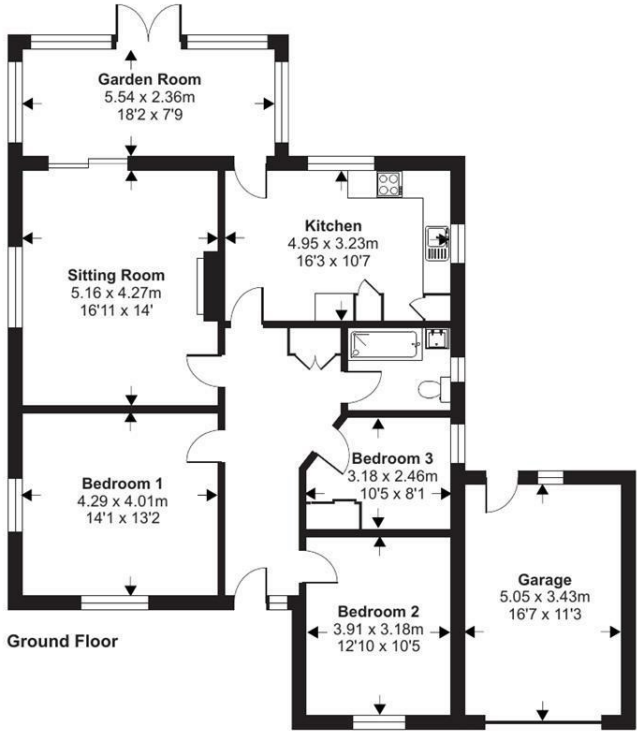
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk
01308 428000



Approximate Area = 1184 sq ft / 110 sq m
Garage = 182 sq ft / 17 sq m
Total = 1366 sq ft / 127 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichiocom 2025. Produced for Stags. REF: 1248160