



Old School House





# Old School House

, Bridge Street, Netherbury, DT6 5LS

A charming Grade II Listed Georgian home, brimming with charm and character, offering three bedrooms within the popular village of Netherbury.

- Three generous bedrooms, primary en-suite
- Family bathroom and downstairs WC
- Sitting room with original flagstones & open fireplace
- Second reception room with wood burner fireplace
- Well-appointed bespoke kitchen and generous utility
- Driveway with a turning area and plenty of parking
- Private contained level garden and patio
- Freehold
- Council Tax Band F

Guide Price £560,000

## THE PROPERTY

This Georgian Grade II Listed heritage home sits in a prime position within the ever-popular village of Netherbury, appreciating a double fronted approach having plenty of charm and character befitting its age. The property is of semi-detached configuration and presents to an excellent standard throughout and yet still has opportunity for a new custodian to add their own mark without any necessity to do so.

The accommodation is deceptively spacious and well apportioned and appreciates many original features such as square bay windows to either side of the front elevation, led lights, an open fireplace, exposed stonework, and beautiful flagstone floors throughout the ground floor accommodation.

The internal accommodation comprises; sitting room with cast-iron open fireplace, square bay window, oak bespoke bookcase and storage and doors to the inner hall and on to the dining room. The inner hall offers further storage, a downstairs wc and a staircase to the first floor. The kitchen sits to the rear of the property, offering a range of bespoke oak units sitting beneath a granite worktop, fitted appliances and a two-door larder cupboard to the side of the kitchen. There is a substantial utility room having a range of units and also housing the oil-fired central heating boiler.

Beyond the kitchen is a further reception room/dining area with a door that leads back to the main entrance, a cosy wood burner, plenty of room for entertaining or retiring subject to a buyer's needs.

Upstairs are 3 double bedrooms, all of generous proportions with fitted wardrobes, the master, having a well-appointed en-suite bathroom. There is a family bathroom with airing cupboard and the whole house presents to an excellent standard.





## OUTSIDE

The house is situated just off Bridge Street in a slightly elevated position from the road and sitting behind a small wall and wrought iron fence with two areas of low maintenance garden to the front.

The main plot and garden sit to the side of the property where there is a driveway with parking for several vehicles. There is space for a turning area here and plenty of room for a small boat or caravan (please ask the agent for further details and measurements if appropriate).

The garden is situated beyond the kitchen to the East of the property but has a partially open aspect to the South and North. The garden offers a paved terrace area with a level lawn beyond and a fenced and therefore dog and childproofed area.

## VIEWINGS

Strictly by appointment with Stags Bridport.

## SITUATION

The Old School House is a beautiful period property in the picturesque village of Netherbury. The village has a thriving community benefitting from a refurbished village hall and the beautifully positioned St Mary's Church. The hall holds many activities to cater to all ages of the community, a local film night, playgroup and yoga sessions to name but a few. Netherbury nestles along the Brit Valley offering many beautiful walks, trails and bridleways perfect for the outdoor enthusiast. The village hosts the renowned NGS Netherbury Open Gardens when many of the local horticulturists open their gardens to the public. Historic Beaminster, Hardy's 'Emminster', is a short distance away offering convenience and bespoke shopping, as well as a number of renowned popular restaurants and brasseries, a local museum and primary and secondary schooling.

Approximately 3 miles to the south is the vibrant market town of Bridport which has a twice weekly market as well as regular farmers' and vintage markets and offers a range of shops and services such as restaurants and hotels, a renowned art centre, cinema, leisure centre, supermarkets, a museum and a number of sought after primary schools and secondary schooling. The quaint fishing village of West Bay, with its pretty harbour, shops, cafes and art galleries, can be found further to the south with easy access to the beaches and many beautiful coastal walks. The area forms a part of the Jurassic Coast, World Heritage Site and benefits from the impressive backdrop of the dramatic West Cliff with lovely bathing and fishing beaches. West Dorset Golf Club is only a short drive away and the harbours at West Bay and Lyme Regis can provide moorings for sailing enthusiasts.

## SERVICES

Oil fired central heating, mains water and mains drainage.

Broadband - Standard up to 21Mbps and Superfast up to 80Mbps.

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

## DIRECTIONS

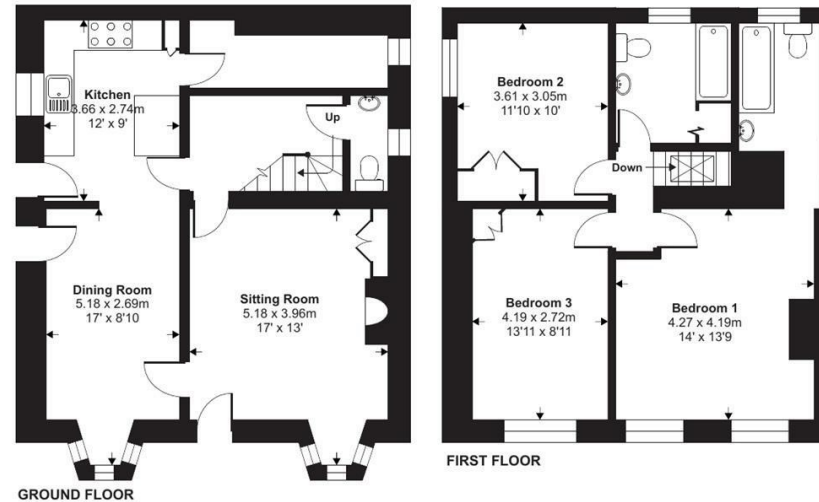
From Bridport follow the A3066 towards Beaminster and pass through the village of Melplash.

After leaving Melplash take the next available left, signposted to Netherbury. On entering the village of Netherbury proceed on to Bridge Street crossing the bridge and after approximately 500 yards the property can be found on the left-hand side. Please feel free to park within the driveway. One of our agents will meet you there.



Approximate Area = 1241 sq ft / 115.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1057490

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



@StagsProperty

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