



8 Manor Barn,



# 8 Manor Barn,

Main Street, Bothenhampton, Dorset DT6 4BJ

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

A very attractive semi-detached character style house in a sought after and picturesque village not far from Bridport town

- Attractive modern cottage
- 3 Bedrooms
- Kitchen with utility area
- Landscaped gardens
- Countryside and Bridport town very nearby
- Spacious and upgraded to high standard
- Through living/dining room
- Village and country views
- Double garage and parking
- Freehold. Council Tax Band D

Guide Price £450,000

## THE PROPERTY

8 Manor Barn is a very attractive, well appointed and well presented, semi-detached cottage style house, pleasantly located in a picturesque and sought after village. It comprises one of only ten properties, traditionally built by the well known ailders C G Fry & Son Ltd., in circa 1991. All of the properties have been attractively built in the traditional style using local materials including natural stone and well respected local builder

The accommodation is very well presented and benefits from a whole number of quality improvements/upgrading to a very high standard under the current ownership. Features include gas-fired central heating with a pressurized hot water system, uPVC sealed unit windows/doors, modern cloakroom, attractive limestone open fireplace, oak veneered internal doors, well equipped kitchen with solid oak worktops and Neff appliances (electric oven, induction hob and integrated dishwasher), utility area with matching units plus Bosch freestanding fridge/freezer and Miele washing machine, LED downlighters, fully tiled bathroom with Aqualisa mains shower and built-in wardrobes to all of the bedrooms.



The house enjoys attractive views across the village and to Bothen Hill and extends to:

Ground floor - Canopy porch, reception hall, cloakroom, through living/dining room, kitchen with separate utility area.

First floor - Landing, three bedrooms (third bedroom with built-in book/display shelves), bathroom.

### OUTSIDE

There is a further feature of a large rear double garage with twin doors and attractive landscaped and easily maintained gardens. The property is set slightly back from the lane with a small area to the front behind natural stone walls, plus a side pedestrian gate. The rear garden is attractively laid out featuring a full width paved terrace, paved pathways, deep shrub/flowerbeds plus climbers and two circular AstroTurf/brick paved areas plus a rear pedestrian gate.

### SITUATION

The property is pleasantly situated in the picturesque village of Bothenhampton and within easy reach of a broad range of facilities and Bridport town centre. Within Bothenhampton amenities include an arts and crafts church, village hall and playground and there is a nearby nature reserve giving access to walks across open countryside and to the sea at West Bay.

Bridport's vibrant town centre has an exciting range of leisure, shopping and cultural experiences to suit all tastes, including a twice weekly street market, arts centre and leisure centre with swimming pool. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) and the Jurassic Coast World Heritage Site is very nearby at West Bay, with its pretty harbour, beaches and stunning cliffs.

### SERVICES

All mains services. Gas-fired central heating.

### AGENTS NOTES

Holiday lettings are not allowed.

### VIEWINGS

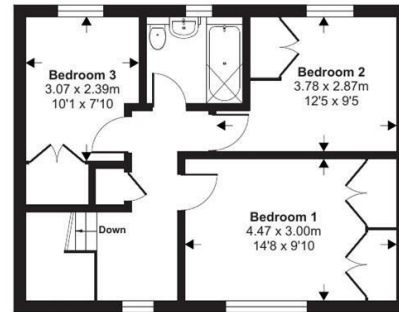
Strictly by appointment through Stags.

### DIRECTIONS

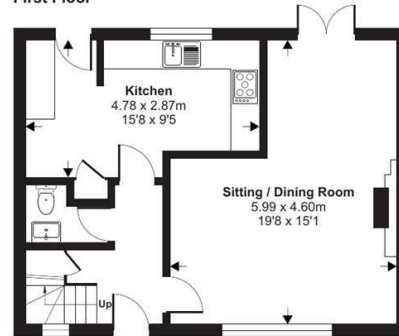
From Bridport town centre follow South Street to the roundabout and take the 1st exit onto Sea Road North. Take the next available turning on the right, signed Bothenhampton, and follow the road into the village. The property is on the left, just past the raised pavement and before the left-hand corner.



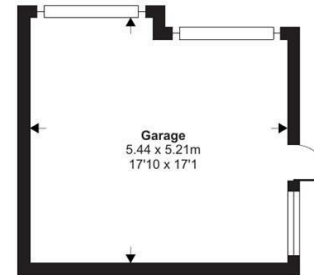
Approximate Area = 1010 sq ft / 93.8 sq m  
 Garage = 289 sq ft / 26.8 sq m  
 Total = 1299 sq ft / 120.6 sq m  
 For identification only - Not to scale



First Floor



Ground Floor

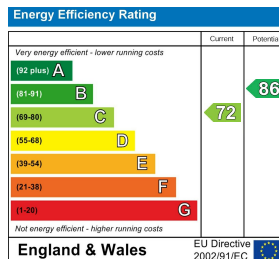


Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 1074281

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

Cornwall | Devon | Somerset | Dorset | London