



Ab Antiquo



# Ab Antiquo Main Street

Bothenhampton, Bridport, Dorset DT6 4BJ

Bridport Town Centre 1 Mile Jurassic Coast 1.5 Miles

A fascinating historic village home offering substantial, greatly improved accommodation with a wealth of period features.

- Charming Historic Cottage
- Sought-After Village Location
- Extensive, Beautifully Presented Accommodation
- 4 Generous Bedrooms, 4 Bathrooms
- Grade II Listed
- Within Easy Reach of Bridport Town Centre
- Greatly Improved and Extended by the Current Owners
- Large Gardens, Garage, Workshop and Parking

Guide Price £1,100,000

## THE PROPERTY

Bothenhampton is home to many appealing, characterful homes yet it can be argued that Ab Antiquo is among the most charming and historically significant properties in the village. Believed to date back as far as the 17th Century with later extensions, the property was once a bakery serving the entire village and, befitting its name which in Latin means "having been so since ancient times", it still exhibits many fabulous historical features which are now dovetailed with modern-day facilities, creating a sense of being transported back to a simpler time without compromising on the comforts and convenience of a modern lifestyle. Under the current ownership, which has spanned the past two decades, the property has been significantly improved and now offers well appointed and beautifully presented accommodation with fixtures and fittings chosen carefully to complement the more ancient attributes.

Entering the property through the front door, it is immediately apparent that this is no ordinary home. From the charming thatched pillared porch, the door opens into an expansive yet comfortable sitting room with window seats and two impressive fireplaces, one of which still shows part of the former bread oven and now houses a wood burner. A glass-sided walkway provides a seamless transition between the older and more recent parts of the property, connecting the sitting room to the large kitchen/breakfast room where high quality, bespoke fitted units, a vaulted ceiling and bi-fold doors leading directly to the terrace create a sense of light and space, making this the perfect setting for informal entertaining and family enjoyment alike.



The ground floor accommodation also includes a delightful bedroom which, with French doors to the garden and an ensuite bathroom, could be self-contained for guest use if required. At one point in its lifetime, Ab Antiquo was configured as two separate cottages before becoming the single dwelling seen here today. A relic of its past configuration, the property still benefits from two staircases rising from the sitting room, one leading to two double bedrooms both with ensuite facilities and vaulted ceilings with handsome exposed beams. A stone spiral staircase rises to a further independent bedroom suite, also with an ensuite shower room and the same impressive vaulted ceiling. As a result of the large rear extension carried out in more recent years, steps from the walkway between the sitting room and kitchen lead down to the lower ground floor where there is a large open plan family/games room which, with a gas wood burner and two sets of French doors to the garden, provides an ideal setting for relaxing and entertaining alike. Also on this level is a useful study, and the extension has also provided excellent domestic facilities including a utility room and cloakroom on the ground floor and a large store room beneath.

## OUTSIDE

The gardens and grounds at Ab Antiquo are a further superb feature. Measuring approximately a quarter of an acre and facing predominantly south with beautiful views across the hills and countryside surrounding the village, the gardens have been delightfully landscaped to make spending time out of doors a joy, particularly on the large paved sun terrace which can be accessed directly from the kitchen, walkway, sitting room and ground floor bedroom. Steps lead down from the terrace to a well established lawn, interspersed with flower and shrub borders and mature trees, and there is also a fantastic kitchen garden with raised beds and a potting shed.

A further asset to the property is the detached open-fronted garage with the enormous benefit of a substantial workshop beneath which offers great potential for adaptation to suit the needs of an incoming purchaser, subject to any necessary consents. In addition to the two covered spaces provided by the garage, parking for several vehicles is provided by the gated driveway.

## SITUATION

This character-filled home is situated in the old village area of Bothenhampton and within easy reach of a broad range of facilities in 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 shopping, leisure and cultural experiences to suit all tastes including a twice-weekly street market, Arts Centre and leisure centre with swimming pool. There are schools for children of all ages within the town, and further afield the County Town of Dorchester and the famous regency resort of Lyme Regis are within easy reach. The area as a whole is designated one of Outstanding Natural Beauty, and the Jurassic Coast World Heritage Site is just 1 mile from Bridport at West Bay.

## SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating (under floor in sitting room and ground floor bedroom/bathroom).

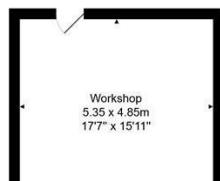
## VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

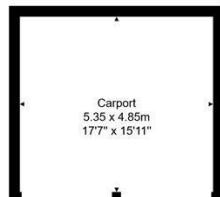
## DIRECTIONS

From Bridport town centre follow South Street to the Crown Roundabout and take the first exit onto Sea Road North. Take the next available turning on the right, signposted Bothenhampton and follow this road into the village. Continue past Duck Street and the property can be found on the right next to the village hall.





Area: 26.0 m<sup>2</sup> ... 279 ft<sup>2</sup>

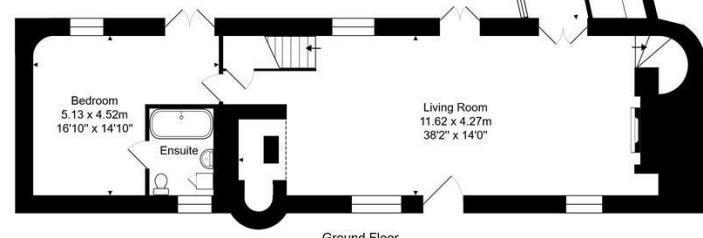


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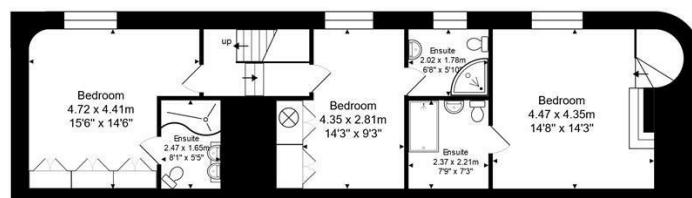


Produced for  
  
by The EPC Operation

Lower Ground Floor



Ground Floor



First Floor

Total Area: 326.2 m<sup>2</sup> ... 3511 ft<sup>2</sup>  
Not to scale. Measurements are approximate and for guidance only.



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