



Lynchetts



Lynchetts

East Road, Bridport, Dorset DT6 4AE

Bridport Town Centre 1 Mile West Bay 3 Miles

A very imposing substantial detached character house with a cottage wing set in beautiful gardens and grounds.

- Fine Arts & Crafts Style House
- 5 Bedrooms, 4 Bathrooms
- 4 Reception Rooms
- Extensive Cellars
- Adjoining 3 Bedroomed Cottage Wing
- Excellent Home & Income Potential
- Lovely South Facing Gardens & Grounds
- In All About 0.8 Acre
- Freehold
- Council Tax Bands F

Guide Price £995,000

THE PROPERTY

Lynchetts is an imposing detached character home with an adjoining cottage wing. The house was built in 1931 for Mr Howard, the town solicitor and town clerk to a distinctive Lutyens/William Morris/Arts and Crafts style and originally was thatched. It was very much a gentlemen's residence and the cottage wing was the servant's quarters.

LYNCHETTS

Lynchetts faces principally south to the rear with lovely views over the surrounding countryside.

Original features typical of its age and period include sash windows, high ceilings, brick fireplaces, picture rails, ornate cornices, panelled doors, woodblock flooring, a fine staircase, original dresser to the kitchen, servants bells and deep skirting boards. The kitchen is well appointed with solid oak units, electric double oven, gas hob and integrated dishwasher plus Nordica wood fired cooker range (providing supplementary hot water and central heating).

There are Solar Thermal and PV panels which generates a good income and a Power Tech diesel generator (in case of power cuts although very rare).

The gracious accommodation is extensive, well proportioned and very versatile:

Cellars – comprising two main rooms plus two stores and external door (The cellars and second floor offer potential for creating an annexe/flat).

Ground floor – entrance lobby, cloakroom with separate wc, reception/study, snug, living/dining room with large veranda, kitchen/breakfast room, lobby.



First floor – large landing with walk in airing cupboard, bedroom with balcony, bedroom, bedroom with ensuite shower room, bedroom with sink, bathroom/shower room, second bathroom.

Second floor – internal access plus external stairs, lobby, large office/bedroom, reception/meeting room/playroom, bedroom/reception, kitchenette, ensuite bathroom/shower room, loft access.

LITTLE LYNCHETTS

Little Lynchetts also faces principally south with attractive views. Original features include sash windows, picture rails, woodblock flooring and fireplaces.

Ground floor – kitchen, cloakroom, dining room, walk in larder, hall, canopy porch, living room.

First floor – landing, two bedrooms, bathroom.

Second floor – landing, third bedroom, attic.

Lynchetts is thought to be one of the best houses in Bridport and offers so much potential for a whole range of buyers i.e. multi-generational living or home and income opportunity. It is very much a one off, rarely available on the open market.

AGENTS NOTE

The adjoining/nearby property - Rosemary Cottage - which comprises a detached chalet style home (and under the ownership of Lynchetts) is also available to buy at a guide price of £275,000.

The accommodation extends to -

Ground floor: living room, bedroom 3/study, dining room, galley style kitchen, shower room, inner lobby with utility area, cloakroom.

First floor: large landing, two bedrooms.

Private parking and small courtyard garden.

OUTSIDE

Lynchetts is set well back and is approached over a long tarmac driveway leading to a generous turning parking and turning area.

A further big feature of the property are the beautifully landscaped and well stocked gardens facing south enjoying numerous features including a sunken garden with brick pathways and lilypond, areas of lawn and a whole variety of shrub and flower borders, fruit/vegetable garden with poly tunnel, greenhouse and Wendy/chicken house, compost and woodland areas. Outbuildings include a timber cabin/guest accommodation with power and light and veranda, compost loo, summerhouse with power and light and four open fronted log stores.

There is a rain water harvesting system with four tanks. At the far rear, there are double vehicular gates onto Howard Close.

Little Lynchetts has its own good sized garden with brick shed/store and log store.

SITUATION

Lynchetts is pleasantly situated on the eastern side of Bridport adjoining open countryside and is within easy reach of the town centre and local amenities. The immediate locality is designated as an Area of Outstanding Natural Beauty. Bridport is a thriving and historic market town. It was awarded one of the best places to live in the UK by the Sunday Times in 2022. The harbour and coastal resort of West Bay is within easy reach, lying on the stunning Jurassic Coast. Lyme Regis is only 12 miles away and Exeter with its international airport and the M5 is within only about 30 miles.

SERVICES

Lynchetts - Gas fired central heating plus supplementary wood fired cooker Range. Solar thermal PV panels. Power Tech Generator. Little Lynchetts - Gas fired central heating.

DIRECTIONS

From the Town Hall proceed down East Street. At the roundabout, take the second exit into East Road. After 0.6 miles, turn right into Howard Road and the entrance to Lynchetts is immediately on the left.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 4048 sq ft / 376 sq m
 Outbuilding(s) = 142 sq ft / 13.1 sq m
 Total = 4190 sq ft / 389.1 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). © ricschem 2022. Produced for Stags. REF: 907002



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(54-68) 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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London