



Fourways House



Fourways House

1 Four Ways, Dottery Lane, Salwayash, DT6 5FE

Bridport 2.7 Miles. Beaminster 5.2 miles. Jurassic Coast 5 miles.

Most attractive and well-appointed detached character style house in a village setting close to open countryside, Bridport and the Jurassic Coast.

- Attractive period style
- Four bedrooms and two bathrooms (1 ensuite)
- Double garage and parking
- Quality above average specification
- within walking distance to sought-after Salwayash Ash Primary School
- Spacious 1570 square feet
- Through living room and impressive kitchen/dining/family room
- Attractive gardens
- Village setting close to open countryside
- Freehold. Council Tax Band E

Offers Over £525,000

AGENTS NOTE

The property is subject to a tenancy with vacant possession available on or before the end of June 2024. Internal photographs to follow.

THE PROPERTY

Fourways house is a very attractive detached period style double fronted house, which was built by a well known and award-winning local builders CG Fry and Son Ltd in 2010. It is one of only four individual homes to be instructed with natural stone faced and rendered elevations under a tiled roof.

The accommodation is well appointed throughout and offers a very high specification features including oil fired central heating, solar panels for hot water, category 5 networking media hub (for music and films etc), security alarm system, water softener, UPVC sealed unit windows (part sash style)/ doors, polished stone open fireplace, well fitted kitchen with AEG appliances, electric double oven, electric hob, stainless steel cooker hood and dishwasher – granite worktops, ? tiles, part solid oak stair case, attractive bathroom and shower room fittings, featuring extra-large ensuite shower room, landscaped easily maintained gardens.

There are delightful views over the surrounding countryside and across the Marshwood Vale.



Ground floor – Canopy porch leading to reception hall, cloakroom through living room and through kitchen/dining/family room and utility. First floor – Gallery landing, principle bedroom with built in wardrobes, ensuite fully tiled shower room, featuring twin basins, extra large shower, heated mirror and built in speaker, three further bedrooms (fourth bedroom was previously used as a dressing room) and fully tiled bathroom.

OUTSIDE

The house is set back, elevated and screened from the village road, there is a small lawned front garden with side pedestrian gate, the rear garden is attractively laid out and landscaped, with areas down to the lawn together with two timbered decking areas, paved terrace and benefits of a side pedestrian gate off Pineapple Lane.

There is a large brick paved drive way (owned by property although subject to access from the neighbouring three other properties) leading to its own parking area and double garage, with remote control door, power and lights

SITUATION

The house is pleasantly located within in the village of Salwayash and on the edge of Marshwood Vale. Salwayash is a small village with a public house, church, village hall and a popular primary school. The immediate area is designated as being one of outstanding natural beauty and there are many scenic walks on the doorstep.

The thriving market town of Bridport is very nearby, offering an excellent range of shopping, professional business facilities, with a twice weekly market and leisure centre. The coast is just a few miles further away at West Bay, with its harbour, bathing beaches and access to the stunning world heritage coastline. The historic resort of Lyme Regis is just 14 miles to the west, and the larger centres of Dorchester, Yeovil and Weymouth are all in easy reach, with rail services to London.

SERVICES

Mains electricity, water and drainage, oil fired central heating, super-fast broadband, solar panels for hot water.

Broadband - Standard up to 4Mbps and Superfast up to 47Mbps.

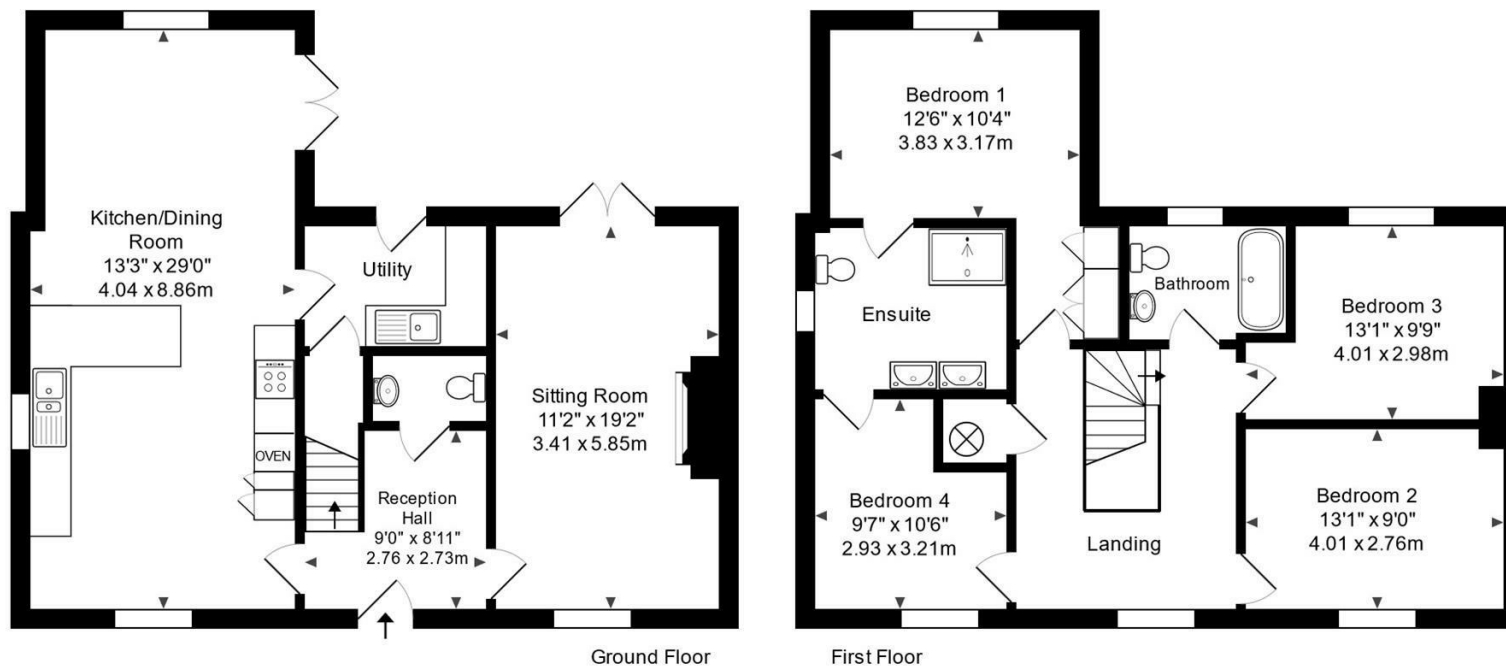
Mobile phone service providers available are EE and Vodafone for voice and data services inside, Three and O2 voice services inside and EE, Three, O2 and Vodafone for voice and data services outside.

(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 our office in South Street proceed to the town hall and turn left onto West Street, at the 2nd mini roundabout take the 2nd exit signed Salwayash, continue on this road to the village. On reaching Salwayash, continue along this road and the house will be seen on the right just before Pineapple Lane.





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1 Four Ways
Salwayash
Bridport
DT6 5FE

Total Area: 1568 ft² ... 145.7 m²

Not to scale. Measurements are approximate and for guidance only.



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 | | |
| (82 plus) A | | |
| (61-81) B | | |
| (49-60) C | | |
| (34-48) D | | |
| (19-33) E | | |
| (9-18) F | | |
| (1-8) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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