



6, Thread Mill Lane



# 6, Thread Mill Lane

Pymore, Bridport, DT6 5QT

A beautifully presented character style stone house in a superb riverside position.

- Spacious 1206ft
- Built in a characterful style
- Attached garage/workshop and parking
- River and country views
- Easy reach of Bridport
- End-of-terrace home
- 3 double bedrooms, 2 bathrooms
- Attractive landscaped garden
- Popular historic village
- Freehold. CTB: D

Guide Price £415,000

## THE PROPERTY

Number 6 is a charming end-of-terrace home set in the attractive village of Pymore, conveniently close to Bridport. Enjoying a superb position overlooking the River Brit, the property also benefits from far-reaching views across surrounding fields, particularly from the upper floors. Built in 2002 as part of the Pymore Village Regeneration and was designed in the characterful style of the original rope-maker's cottages that once occupied the site, combining traditional cottage appeal with modern comforts.

The property has been meticulously maintained by the current owners and is in excellent order throughout. A welcoming porch provides a useful laundry/store cupboard with plumbing for a washing machine, leading into a wide hall. The ground floor accommodation includes a comfortable sitting/dining room with wood burner, a spacious kitchen fitted with attractive cottage-style units, wooden work surfaces and a breakfast bar, a cloakroom with WC and basin, under-stairs storage and a small conservatory enjoying views over the garden.

Three generous double bedrooms are arranged over the two upper floors. The first floor offers two bedrooms and a family bathroom, with one bedroom featuring fitted wardrobes and the other, currently used as a study, enjoying beautiful river views. The entire second floor is dedicated to an impressive principal bedroom with ensuite shower room and stunning views across the river and surrounding countryside.



Externally, the property benefits from a beautifully landscaped rear garden, a sizeable garage to the side and an allocated parking space, making number 6 a highly desirable home for a wide range of purchasers.

#### **OUTSIDE**

The garden at number 6 is designed to be easily managed without compromising on the highly desirable outdoor lifestyle offered by village properties. To the front is a gravelled garden which, enclosed by a wrought iron fence, frames the traditional cottage frontage of the property. Extensive landscaping has been carried out in the rear garden which is now arranged in a charming cottage style, featuring areas of lawn, sun terrace and herb beds, interspersed with well stocked flower and shrub borders.

To the side of the property is an extra length garage /workshop which benefits from power, light and storage in the rafters, and beyond the rear garden is a large allocated parking space.

#### **PYMORE VILLAGE**

Pymore is a unique former rope makers' village which is set on the River Brit and dates back to 14th century. By the 1700s, it had gained a reputation for ropemaking and its population depended for their livelihoods on rope and twine making at the village mill or growing flax and hemp in nearby fields. Rope walks were set up near the mill pond and outbuildings, cottages, a dairy and a brewery were built. A school was opened in 1870 as well as a girls' hostel. However the advent of man-made fibres forced the ropery to close in 1955, after which the village was deserted and the buildings became derelict until the village was regenerated in the early 2000s. The original properties were restored and new homes were built in a sympathetic local style. The result is a unique riverside village environment within very easy reach of Bridport town centre and a broad range of amenities.

#### **SERVICES**

Mains water, drainage, electricity and gas. Gas fired central heating.

Broadband - Standard up to 4Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are 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).

A service charge of £240 per year is payable to the Pymore Village Management Company.

#### **VIEWINGS**

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

#### **DIRECTIONS**

From Bridport town hall proceed along West Street and turn right into Victoria Grove. follow this road out of the town and into Pymore. Turn left into Threadmill Lane and the property can be found on the right at the end of the first terrace.

What3Words///mermaids.permit.handbag



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.



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Total Area: 112.0 m<sup>2</sup> ... 1206 ft<sup>2</sup> (excluding porch, utility, garage)  
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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