



Water Music



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8 Queenwell, Pymore, Bridport DT6 5PG

Bridport Town 1 Mile West Bay/Jurassic Coast 3 Miles

A highly individual and very attractive detached stone mill style house, in a delightful riverside setting with lovely open country views.

- Unique Mill Style Quality Home
- Four Double Bedrooms
- Two Reception Rooms
- Landscaped South & West Facing Gardens
- Delightful Riverside Setting With Country Views
- Generous 2275 sqft Floor Area
- Ensuite Bathroom & Dressing Room, Family Bathroom
- Contemporary Kitchen/Breakfast Room, Utility
- Double Garage
- Freehold, Council Tax Band F, EPC C

Guide Price £725,000

THE PROPERTY

Water Music is a very attractive and unique detached house, in a delightful riverside setting in the former ropemakers village of Pymore. It was built in 1998 to a very high standard with natural stone elevations under a slate roof and designed in the style of a mill building with many individual features including deep large windows. The property is offered in excellent order throughout with a host of contemporary features including a well equipped kitchen with stone composite worktops and comprehensive appliances (combi-oven/grill, fan assisted oven with grill, four ring induction hob, integrated drawer fridge and dishwasher plus fridge/freezer to utility), attractive bathrooms, gas fired central heating, double glazed windows, security alarm system and fully landscaped gardens (the decking has very recently been extensively renewed) designed to take advantage of the lovely south and west facing views over the surrounding countryside.

The extensive accommodation is arranged over three floors enjoying a west facing rear aspect and extends to -

Ground floor: reception hall, living room, dining room, kitchen/breakfast room, utility room, cloakroom.

First floor: landing, three double bedrooms, family bathroom.

Second floor: landing, principle bedroom with ensuite bathroom and dressing room.



OUTSIDE

There is a driveway leading to a large attached double garage (with one door being electronically controlled) and side deep parking area.

There are beautiful well planned and landscaped gardens. The front garden includes a whole number of established shrubs and gravelled areas together with a side pedestrian gate. The rear garden enjoys a very sunny and private south/west facing aspect adjoining the River Brit with lovely open countryside views. Adjoining the living room and kitchen is a raised timber decking area leading down to a paved terrace and gravelled courtyard garden which is well planted and features Wisteria. A metal gate and steps lead down to a large lower timber decking area featuring a central raised bed, silver birches and a magnolia tree.

SITUATION

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 only 20 minutes' walk of Bridport town centre and a broad range of amenities.

AGENTS NOTE

In addition to the house itself, a big selling feature is the location with great community spirit, nearby open public space with riverside and country walks and abundance of river wildlife together with the close proximity of Bridport town.

Preliminary brochure - internal photographs and floorplan to follow shortly.

TENURE

Freehold.

SERVICES

All mains services. Gas fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town hall, proceed along West Street and turn second right into Victoria Grove. Follow this road out of the town and into Pymore. Turn left into Threadmill Lane and immediately left into Queenwell. Water Music is immediately on the right.



For identification only - Not to scale



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			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive
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