




STAGS
FOR SALE
01308 428000



Bredy House

Bredy House

122 West Bay Road, Bridport, Dorset DT6 4AZ

West Bay/Jurassic Coast 0.75 Miles
Bridport Town Centre 0.75 Miles

An attractive, individual and spacious detached house in a popular, established road conveniently located half way between Bridport and West Bay.

- 1930's House
- 3/4 Bedrooms
- 2 Reception Rooms Plus Garden Room
- 100ft West Facing Rear Garden
- In All About 0.15 Acre
- Generous 1650 SqFt Floor Area
- 3 En-Suite Bathroom/Shower Rooms
- Views Over Brit Valley
- Garage/Utility and Extensive Parking
- No Forward Chain

Guide Price £595,000

THE PROPERTY

An attractive and individual spacious detached house enjoying a large west facing rear garden and lovely views in a well established road well located approximately mid-way between Bridport town centre and West Bay. It was originally built in the 1930s and has been subject to extensive enlargement and improvement. The house principally faces east/west and enjoys lovely views to the rear over the Brit Valley to West Cliff and the surrounding countryside. The accommodation is well appointed, extensive and versatile to suit a family, couple, for retirement or for people interested in carrying on the bed and breakfast business (undertaken since 2010).

The house has all modern amenities including gas fired central heating with a recently updated combi boiler, UPVC sealed unit windows/doors, newly fitted kitchen with electric ceramic hob, electric double oven and integrated fridge, attractive modern bathroom/shower room fittings and part oak flooring. The garden room benefits from a high fixed roof. Character features typical of its period include window seats.

The former living room to the front has been converted to provide a downstairs bedroom with an en-suite shower room although could be easily put back into the main reception room again. Furthermore, the first floor front bedroom currently has an en-suite shower room but the door could be relocated to allow access off the landing (the seller's would be prepared to undertake the work prior to completion).



In total, the generous floor area extends to about 1650SqFt.

On the ground floor- reception hall, cloakroom, bedroom 4 (former living room) with en-suite shower room and walk in shower, living room (potential dining room), kitchen, garden room, reception/breakfast room on two levels.

First floor- landing featuring port hole window (with bespoke leaded light window featuring Colmers Hill), bedroom 1 with en-suite shower room, bedroom 2 with en-suite bathroom and dressing room plus stairs to the attic, bedroom 3.

Second floor- boarded and carpeted attic room.

The good sized west facing rear garden is a further feature with lovely views over the Brit Valley.

OUTSIDE

There is a paved parking driveway to the front and side with double gates leading onto a further large parking area with a single garage and at the rear, a utility/shower room.

The rear garden comprises large areas of lawn together with a raised circular pond, sheds and summer house.

SITUATION

Bredy House is well located in West Bay, a well established and sought after road between West Bay and Bridport. It overlooks the Brit Valley with panoramic views over the surrounding countryside to West Bay and Bridport. The thriving historic town of Bridport is within only about 0.75 miles away. It boasts highly comprehensive shopping, business and leisure facilities, together with a twice weekly market. Morrisons Superstore and Bridport Leisure Centre are within about half a mile. The larger centres of Dorchester and Weymouth are both within about 20-30 minutes driving distance with main line rail services to London Waterloo.

The property is also close to the coastal resort which lies on the beautiful World Heritage Coast and features a picturesque harbour, bathing beaches and a good range of amenities. There is also an 18-hole golf course. There is easy access to open countryside and a permit is also available for access over the nearby Melplash Show Ground.

SERVICES

All mains services. Gas fired central heating.

VIEWINGS

Strictly by appointment with Stags, Bridport.

DIRECTIONS

From our Bridport office, proceed down South Street and through the traffic lights to the roundabout. Take the third exit into West Bay Road and Bredy House will be seen on the right after about 1/4 mile denoted by a Stags board.

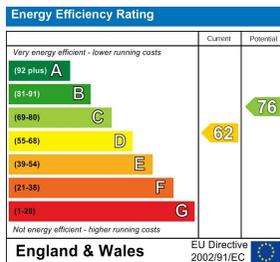


These particulars are a guide only and should not be relied upon for any purpose.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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