



Vine Cottage



STAGS

Vine Cottage Lee Lane

Bradpole, Bridport, Dorset, DT6 4AP

Bridport town centre 1.5 miles Jurassic Coast 2.5 miles
Dorchester 14 miles

A charming detached period stone cottage with lovely sunny private gardens on the fringe of Bradpole Village within easy reach of Bridport town centre.

- Character Period Village Cottage
- Well appointed very spacious 1638 ft2
- 2 Bedrooms Plus Occasional 3rd Bedroom
- Large Sitting/Dining Room
- Superb Garden Room
- Must be viewed
- Enlargement Potential
- South & West Facing Gardens
- Garage & Parking
- Freehold Council Tax Band D

Guide Price £525,000

THE PROPERTY

Vine Cottage is a charming and well-presented detached stone period cottage with lovely sunny and private landscaped gardens on the edge of Bradpole village close to open countryside.

It is estimated to date back over 250 years with later additions, being built of solid stone with the main roof thatch (the later additions have clay tiles and a new concrete tiled roof). The cottage has the immense benefit of not being listed and has been sympathetically modernised and altered over the years. Under the current ownership since 2007, the extensive number of quality improvements include rethatching, installation of gas central heating, rewiring, replumbing, lining of the chimney, installation of hardwood sealed unit windows and extensive rebuilding/upgrading of the conservatory in hardwood together with double glazed units, upgrading of the utility/hobbies room including reroofing, new Velux windows and internal relining plus extensive landscaping including a new stone wall. Very recently a superb new contemporary shower room has been installed and the central heating boiler has been replaced.

The cottage offers immense charm and character with features including exposed natural and colour washed stone, exposed brick, exposed beams, vaulted beams and panelled ceiling to the kitchen, stripped pine cottage doors, large stone and beam inglenook fireplace with woodburner, exposed wide floorboards and picture rails. Other features include farmhouse/cottage style kitchen with pine units and stoneware sink and a gas fired Agathermic cooker range (dating back to the 1950's).



The accommodation is very well presented and arranged over three floors, enjoying a sunny south facing rear aspect, extending to:
ground floor – pillared porch, reception hall, large utility/store/hobbies room (potential for additional bedroom), kitchen, lobby, shower room, sitting/dining room, large full width conservatory with vine.

First floor – bedroom 1, large landing/occasional 3rd bedroom (potential for a second bathroom on this floor)

Second floor – large attic bedroom 2

The cottage enjoys a private corner plot and lovely landscaped gardens are a further feature, being private and very sunny.

PLANNING PERMISSION

Planning permission was passed in June 2020- now lapsed - (application number WD/D/20/000770) for a two-storey extension. The planned extension to the ground floor will provide a new kitchen/breakfast room, utility and cloakroom and on the first floor an additional bedroom and bathroom. The current kitchen could provide a 5th bedroom if required and it could be an additional bedroom within the current large landing.

OUTSIDE

There is a gravelled driveway with parking for 2 cars leading to a detached single garage. The gardens lie to the rear and side enjoying the sunny and private south/west facing aspect. From the driveway, a pedestrian gate leads to a large side garden with raised beds, seating area, timber decking and a summerhouse. The rear garden includes a full width paved terrace with large stone wall for privacy. Steps lead up to a timber decking area with well stocked borders.

SITUATION

The property enjoys a tucked away yet convenient position on the fringe of Bradpole which rates highly amongst the villages surrounding Bridport owing to its proximity to both the town centre, a good range of amenities and glorious open countryside. Within the village amenities include a butchers, church and village hall with an active and friendly community. A broad range of amenities is available in Bridport town centre which is just 1.5 miles away, with regular bus services operating from the village and the former railway line foot- and cycle path being easily accessible from the property. The area is designated one of Outstanding Natural Beauty, with lovely walks across the stunning countryside in the locality, and the Jurassic Coast World Heritage Site is also nearby at West Bay. There are schools for children of all ages nearby including the Sir John Colfox secondary school and primary schools both in Bridport and nearby villages.

SERVICES

All mains services, gas fired central heating, gas fired Agathermic.

VIEWINGS

Strictly by appointment with Stags.

DIRECTIONS

From Bridport Town Hall proceed along East Street and at the East Road roundabout take the road ahead to join the A35, signposted to Dorchester. Proceed on this road for about half a mile then turn left onto Lee Lane, signposted Bradpole. Continue for ½ mile (taking care at the bridge) and Vine Cottage can be found on the left corner just before the former railway crossing.



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.

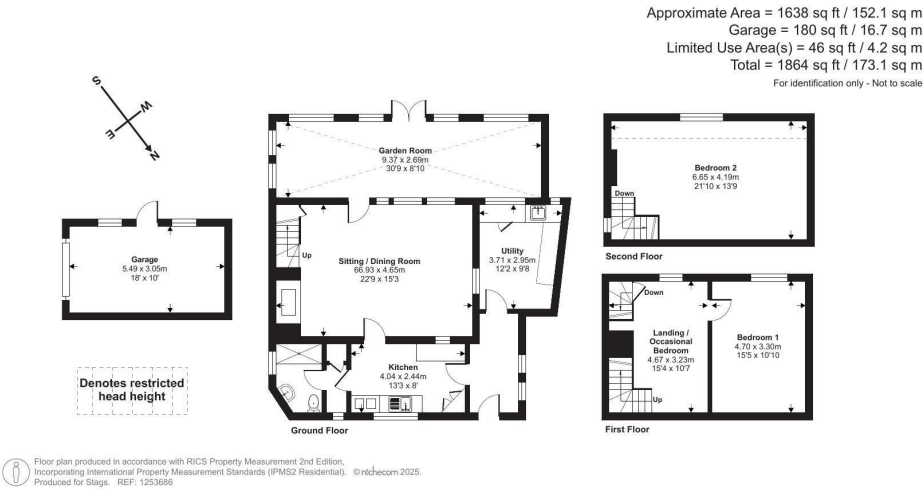


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London