



Instinct Guides You



, Bridport, DT6 6JQ
Guide Price £425,000

- Beautiful Cottage
- Separate Annex
- Large Southerly Garden
- Off Road Parking
- Two Bathrooms
- Countryside Views
- Grade II Listed
- Four Bedrooms



Registration No. 08079158 Directors /Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Set within the heart of the West Dorset village of Chideock, Linnet Cottage is a characterful period Grade II listed thatched cottage enjoying open countryside views, generous and versatile accommodation, a large established SOUTHERLY FACING garden, PARKING and the additional benefit of a spacious SELF CONTAINED ANNEX. The location lies within easy reach of Seatown beach and the Jurassic Coast, while the surrounding countryside and nearby village amenities enhance its appeal as a main residence or lifestyle retreat.

The main cottage is arranged around a series of interconnected living spaces that retain a strong sense of character throughout. A garden room sits to the rear with double doors opening onto the terrace and garden, drawing in natural light and framing views towards the surrounding landscape. This space flows through to the kitchen, which features traditional style cabinetry, exposed stonework and a tiled floor, with room for dining. Beyond the kitchen, the sitting room provides a cosy yet spacious reception area with exposed beams, stone fireplace and a wood burning stove forming a central focal point.

From the garden room there is access to the ground floor bathroom, fitted with a bath, basin and WC. Stairs rise to the first floor where three bedrooms are arranged off the landing, each enjoying individual character and outlooks. A separate WC is also positioned on this level. A further staircase leads to the attic space, offering an additional flexible space.

The annex is arranged as a self contained unit with its own living accommodation. It includes a sitting and dining area with a wood burning stove, a fitted kitchen, a bedroom and a shower room, all set beneath vaulted ceilings which enhance the sense of space and light.

Outside, the property benefits from a courtyard area to the front providing parking. To the rear, a terrace leads onto a well stocked large sunny aspect garden laid to lawn with mature planting and seating areas. Outbuildings are positioned towards the end of the garden, offering further storage and practical space.

This distinctive cottage combines period charm with flexible accommodation in a sought after village setting close to the coast and countryside.

Sitting Room 16'0" x 13'6" (4.89 x 4.13)

Kitchen 19'6" max x 8'6" max (5.95 max x 2.60 max)

Garden Room 13'1" x 12'0" (4.0 x 3.68)

Bedroom One 13'6" x 8'5" (4.12 x 2.58)

Bedroom Two 10'11" x 9'10" (3.33 x 3.02)

Bedroom Three 10'9" max x 8'5" max (3.29 max x 2.59 max)

Attic 12'6" x 11'9" (3.83 x 3.6)

Annexe

Sitting Room 20'10" max x 15'9" max (6.37 max x 4.81 max)

Kitchen 10'2" x 10'0" (3.11 x 3.05)

Bedroom 13'0" x 10'5" (3.98 x 3.20)





Linnet Cottage, Chideock, Bridport, DT6

Approximate Area = 1187 sq ft / 110.2 sq m
 Limited Use Area(s) = 93 sq ft / 8.6 sq m
 Annex = 559 sq ft / 51.9 sq m
 Outbuilding = 191 sq ft / 17.7 sq m
 Total = 2030 sq ft / 188.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ncbcom 2025. Produced for MowlamTominey Ltd. REF: 1334943



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		