

2 The Buildings

Pymore Bridport Dorset
DT6 5PN



Guide Price £295,000 Freehold

A charming period 2-bed village cottage with outside studio and garden and off-road parking



SITUATION: The property is within a terrace of similar period village cottages situated on the edge of the village of Pymore and a short distance from The Pymore Inn, renowned for its hospitality and outside dining area/entertainment space. There is a public footpath almost opposite which meanders across the fields opposite connecting with other footpaths and ideal for walking and appreciating the scenic West Dorset countryside. There is also a close by access onto a footpath/cycle route into the town centre of Bridport (1.5 miles distant) where there are also connections to the coast at West Bay (some 4 miles to the south) with its fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Paths.

The location enjoys complete quiet and tranquillity, away from any main road noise and backs onto fields and a river, ideal for appreciating birds and nature.

The vibrant and eclectic town centre of Bridport is renowned for its twice-weekly street market, Electric Palace Theatre/Cinema, Art Centre, variety of eateries, vintage and artists' quadrant, mainly independent shops and Leisure Centre with indoor swimming pool. The central Bucky Doo Square hosts events and festivities all year round and attracts many visitors.

THE PROPERTY comprises one of the centre cottages within a terrace of six featuring stone elevations under a slate roof with a brick/tiled outbuilding at the rear providing a substantial studio/utility room.

The property has been well maintained over the years with cottage-style uPVC double glazing, electric heaters and a wood-burning stove. Modern facilities have been well integrated with period character features and the property has a rusticity and charm. It has also been a successful holiday-let.

There is an enclosed rear garden which is bathed in sunshine all day long and an-off-road parking space.

DIRECTIONS: From the centre of Bridport travelling north along Victoria Grove, proceed into the village of Pymore and, almost opposite the Pymore Inn, is a parking area for these cottages. No 2 is the second one in the terrace.

THE ACCOMMODATION comprises the following:

Two wide steps rise up to a part-glazed front door fitted with a Swiss blind, opening into:

SITTING ROOM with fitted doormat and coat rack. Feature inset wood burner, with attractive arched brick head and raised hearth and deep shelved alcoves to the side. Front window with beam over, wooden window seat and shaped exposed stone reveal. Open staircase rising to the first floor with alcove below with mains operated light for display, exposed ceiling beams, engineered oak flooring. Shaped cupboard doors to understairs' storage. Arched architrave to:

KITCHEN/DINING ROOM with contemporary range of kitchen units comprising base and wall cupboards and drawers with wooden worksurface incorporating a single drainer stainless steel sink unit with mixer tap, tiled splashbacks and deep sill to window above, induction hob with cooker hood over, dishwasher, built-in waist height oven and grill in cupboard housing, upright storage cupboard, under-unit lighting, two spotlight tracks, vinyl flooring. Space for dining table, Dimplex electric heater with timber shelf unit over. Back door to courtyard.

FIRST FLOOR

LANDING with access trap to boarded roof space.

BEDROOM 1 with window to front looking onto the pasture field opposite. Built-in double-doored wardrobe cupboard, additional cupboard doors to another built-in wardrobe and over stairs' storage area. Sliding door to airing cupboard with hot water cylinder. Modern Dimplex electric radiator.

BEDROOM 2 with window to the west affording views to the wooded river glade adjoining the rear boundary, with deep sill/shelf. Modern Dimplex electric heater.

BATHROOM with white suite comprising bracket basin with shell-shaped soap holders with mirror and light/shaver point over, panelled bath with Mira self-heating shower unit over and WC. Tiled splashbacks, small radiator/towel rail. Deep sill to window.

OUTSIDE

The part-glazed uPVC kitchen door opens to a small flight of stone steps with handrail which lead down to the small courtyard area immediately to the rear. Here there is a log store, rainwater butt and a low wooden-slat gate affording access over the adjoining cottages' yards and around the end of the terrace for the benefit of this cottage (no access rights into this rear yard).

There is an adjacent substantial, brick and clay-tiled **OUTBUILDING** with wooden door off the yard. This has a vaulted ceiling and there are windows and glazed panes for additional light. This is an ideal space for a **WORKSHOP/UTILITY OR STUDIO** and has a door to the rear garden. It has water and electric connected and a concrete floor.

Adjoining the rear is a partially screened area with awning providing a sitting out veranda, with timber garden shed opposite and another water butt. The garden extends to the west and is enclosed with mainly "picket"-style fencing

and comprises lawn with established shrubbery and a rough-paved sitting out terrace. This garden area enjoys peace and tranquillity and is bathed in sunshine for most of the day.

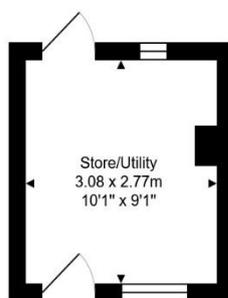
There is a layby area just to the south of the cottages opposite the pub where **PARKING** is mainly reserved for the cottages.

SERVICES: Mains water, electricity and drainage. Modern Dimplex radiators. Currently on Business Rates.

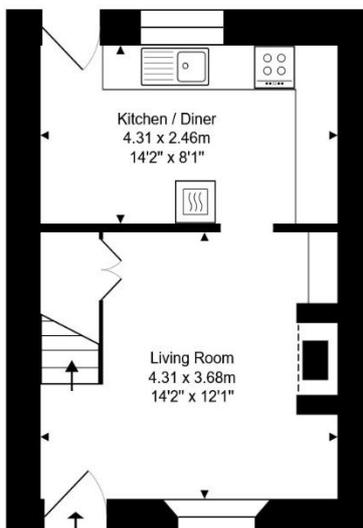
For broadband and mobile coverage, please see Ofcom website.

TC/CC/KEA260003/270126

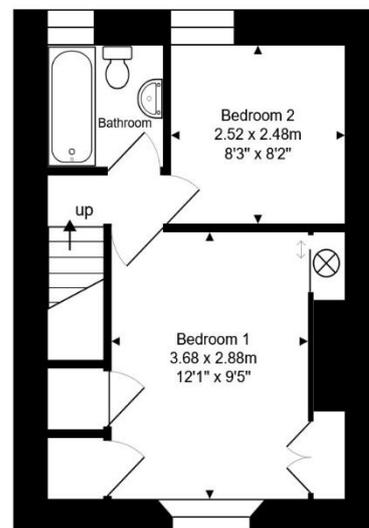
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



2 The Buildings
Pymore
Bridport
DT6 5PN



Ground Floor



First Floor

Total Area: 54.0 m² ... 581 ft² (excluding store/utility)

Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.