

79 South Street

Bridport Dorset
DT6 3NZ



Guide Price £420,000 Freehold

A superbly presented Grade II Listed cottage situated on Bridport's popular South Street full of character and charm and with useful outbuildings and a separate garden sanctuary



SITUATION: No 79 South Street is one of a pair of 3-storey houses situated off an historic flagstoned central passageway (formerly a rope walk). It has a deep pavement frontage which accommodates the twice-weekly street market and is directly opposite St Mary's Church, with the benefit of open views over the grounds to distant hillsides.

There is a large recreational ground, outdoor bowls' club, alternative restaurant/cafe and community orchard just opposite with walks across to the Leisure Centre with its indoor swimming pool and fitness suites. The Electric Palace Theatre/Cinema, library and Art Centre is just a few minutes' walk away together with the Town Square which hosts bands, events and festivals all year round. The town is also famed for its artists' and vintage quadrant and renowned for its cultural diversity with many organisations and clubs covering many leisure interests.

There are walks to the rear of South Street alongside the river which give access to the footpath/cycle route to the coastal village/resort of West Bay which lies some 2 miles to the south and where there is a fishing/boating harbour, beaches and a gateway to the Jurassic Coastline and South West Coastal Path.

THE PROPERTY comprises a terraced Grade II Listed, 3-storey house of immense charm and character, beautifully maintained and updated, featuring a brick frontage under a slate roof with secondary-glazed sash windows, some with shutters. The rooms are spacious with generally good ceiling height. The accommodation is very versatile either with 2 bedrooms and an upstairs' sitting room or work from home office enjoying the views or 3 double bedrooms. Outside, there is a store shed and a wash house/studio room open to the eaves and with an old fireplace. Immediately outside is a large area of garden a mix of stone and gravel with wisteria, lavender and agapanthus, lots of space for containers and an original antique water pump which is now a water feature. There is a further garden haven/sanctuary at the end of a shared path and removed from the main house.

DIRECTIONS: From the centre of Bridport, walking down South Street, the property will be found almost opposite the Church on the left-hand side.

THE ACCOMMODATION affords:

SHARED ENTRANCE DOOR directly off South Street opening to a large stone flagged passageway giving access to this property on the right-hand side and to the adjoining property on the left with shared rear entrance door into the gardens.

WELL FITTED BESPOKE KITCHEN with a feature tiled recess incorporating a 4-ring gas hob unit with double oven and cooker hood, two glazed wall display cabinets, wall and base cupboards and an upright pantry unit, with wooden work surfaces incorporating a sink unit with wooden drainer and mixer tap and with window over. Plumbing under for washing machine and dish washer with an upright fridge/freezer space. Low understairs' storage cupboard.

Open to the:

DINING ROOM with partially obscured window (with removable film) onto South Street ensuring privacy, multi-fuel stove fitted to a brick-arched fireplace with storage bunker/seat to side recess with wood-panelled back. Shaped staircase rising to first floor. Engineered Oak floor.

FIRST FLOOR

LANDING with built-in storage cupboard fitted with rail and shelving and further shelved cupboard built in.

SITTING ROOM/BEDROOM 3 with secondary glazed window to the front affording an open view to distant hillsides. Attractive decorative fireplace with wrought iron surround.

BATHROOM with modern suite comprising panelled bath with mixer and shower attachment, shower with decorative tiled central panel, pedestal basin and toilet. Airing cupboard housing the Vaillant gas-fired combi-boiler. Obscure-glazed window to the rear, extractor fan, fireplace feature. Part wood-panelled walls and picture rail.

SECOND FLOOR LANDING with loft access trap.

BEDROOM 1 with **EN-SUITE CLOAKROOM** with basin and toilet and superb views over gardens to Bothen Hill and the countryside.

BEDROOM 2 with shutters to front window over South Street and decorative Victorian fireplace feature.

OUTSIDE

The rear shared doorway opens to a cobbled yard area off which there is an extending arm of outbuildings. No 77 has a right of access to their outbuilding. The immediate outbuilding comprises a washhouse with old copper and provides a recycling cupboard/tool shed and has a cold water tap.

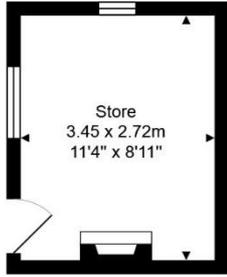
The end brick-built shed under a pitched slate roof provides an outside office/studio with an old range in an arched brick fireplace, all weather-proofed and with old stone floor and a window to the north.

A shared pathway leads down to a separate enclosed garden area at the end which is a haven for nature and wild life, being mainly walled and has the benefit of established plant and fruits, including gooseberries, blackberries, quinces, figs, grapes and cherries together with Hollyhocks, and an arbour covered with Jasmine and other climbing plants. This is an ideal setting enjoying peace, seclusion and tranquillity

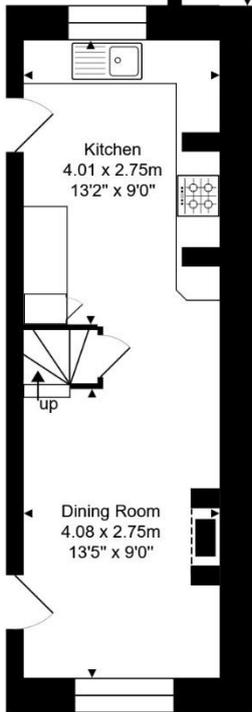
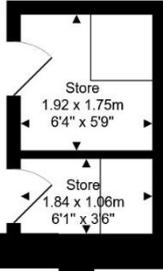
SERVICES: Mains water, drainage, electricity and gas. Council Tax Band 'C'. Mobile and broadband - see Ofcom website for up-to-date details. Residents' parking permit available.

TC/CC/KEA250067/9925

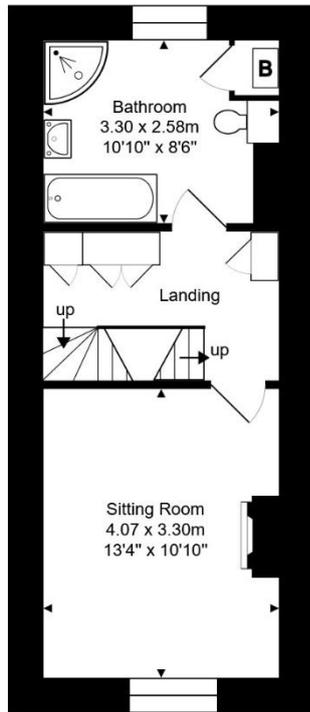
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



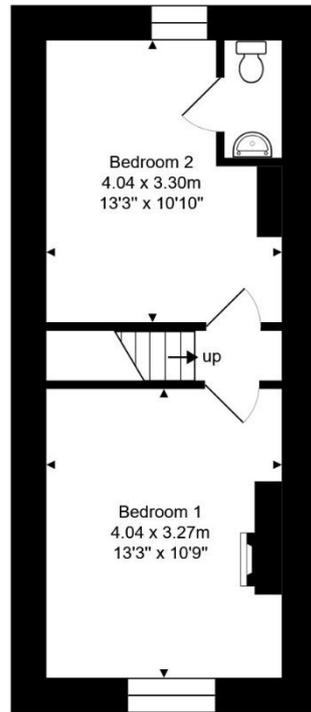
79 South Street
Bridport
DT6 3NZ



Ground Floor



First Floor



Second Floor

Total Area: 84.1 m² ... 905 ft² (excluding outbuildings)

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.