

6 Bedford Terrace

Long Bredy Dorchester Dorset
DT2 9HW



Price Reduced to £325,000 Freehold

A Grade II Listed, 3 bed end-terrace house of some prominence in need of modernisation with vehicular access and allotment grounds extending to approx 0.23 acres



SITUATION: 6 Bedford Terrace is situated in the small hamlet of Long Bredy, which nestles in the Bride Valley, close to the village of Litton Cheney, which offers local facilities including a primary school and pub. The hamlet is a conservation area and the immediate area is designated as one of outstanding natural beauty. The community ethos is good with a weekly social club setting up in the village hall and there is a recreational ground.

Dorchester, the County Town of Dorset, is about 9 miles to the east and the market town of Bridport about 6 miles to the west. At Dorchester there is a main line rail service to London, Waterloo.

The Jurassic Coastline and South West Coastal Path is only a few miles away and the larger centres of Weymouth, Yeovil and Exeter are easily accessible by car.

THE PROPERTY: 6 Bedford Terrace comprises a Victorian, Grade II Listed, end-terrace cottage of four built of local stone under a slated roof with timber framed crittall single-glazed windows. The property is now in need of considerable improvement - this is a time-warp property which still has its original features including exposed wooden floors, picture rails, wooden doors with original brass handles or latches, some feature fireplaces - and also some original meat hooks in a cold storage cupboard. It has a date plaque showing 1865 and has high ceilings.

The property has had some updating 20 years ago, with an outside oil-fired boiler providing central heating throughout put in 10 years ago. There is much charm and scope for sympathetic restoration.

The property would suit those looking for a "country life-style" as there is a large garden surrounding the cottage on three sides, beyond which is a former garage and stores together accessed by a driveway off the lane and there is a large vegetable garden with greenhouse and former polytunnel and orchard to the far end of the site, with the whole plot extending to approx 0.23 acres. Until fairly recently, the grounds were used for fruit growing and horticulture.

The range of outbuildings directly off the drive could be re-developed for garaging/parking, subject to any necessary planning consents.

DIRECTIONS: From Bridport proceed east along the main A35 Dorchester road for approximately 6 miles. At the end of the dual carriageway and as the road dips, turn right to Long Bredy. At the bottom of the hill turn left and proceed into the village centre. No 6 Bedford Place will be seen on the left-hand side.

THE ACCOMMODATION comprises the following:

Side wrought iron gateway with path leading to the **SUBSTANTIAL ENTRANCE PORCH** which is under a dual pitched slate roof and features a wooden entrance door with arched glazed feature over.

SITTING ROOM which has double aspect windows, an art-deco tiled fireplace.

DINING ROOM with stone open fireplace. Window to the north. Understairs' shelved storage cupboard/pantry, telephone point. Wood-panelled wall against the staircase rising to the first floor.

KITCHEN: Fitted with older-style solid wood base units, drawers and wall cabinets with worksurfaces incorporating a single drainer stainless steel sink unit with mixer tap, under-surface plumbing for washing machine and back door to garden. Door to the rear opening to:

BATHROOM with bath and shower over, wash hand basin, splashback and low level WC.

REAR PORCH/LOBBY under single-pitched corrugated asbestos roof.

FIRST FLOOR

LANDING

DOUBLE BEDROOM 1 with double aspect windows, exposed floor boards, sealed fireplace and wardrobe cupboard.

DOUBLE BEDROOM 2 with window, wardrobe cupboard and picture rail.

DOUBLE BEDROOM 3 with window and picture rail.

OUTSIDE

The immediate garden extends to three sides of the property, laid mainly to lawn with hedge boundaries. A shared driveway leads to a dilapidated **DETACHED CORRUGATED GARAGE** with adjoining **STORE SHEDS** which could be replaced with a double garage with additional parking space, subject to any necessary planning permissions.

Behind the garaging/driveway is a large allotment garden plot formerly highly productive and still has fruit bushes and small orchard area with a number of mature fruit trees. This area also offers a substantial GREENHOUSE, former allotment ground with old POLYTUNNEL, former lawned and sitting out areas. This garden was until recent years highly productive and self-sufficient.

The gardens would be a gardeners' paradise but now need considerable work to bring them back to useable spaces.

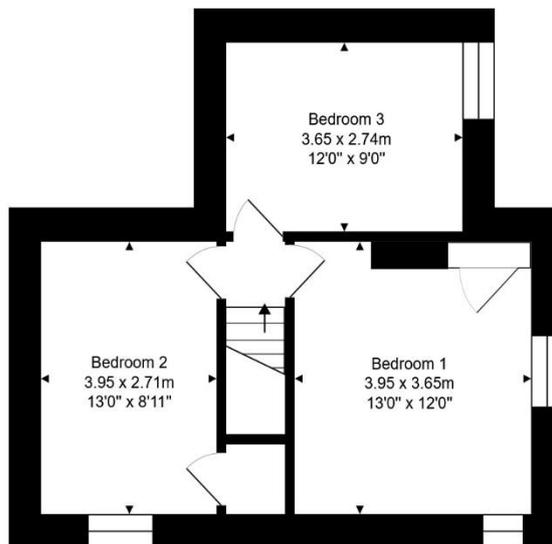
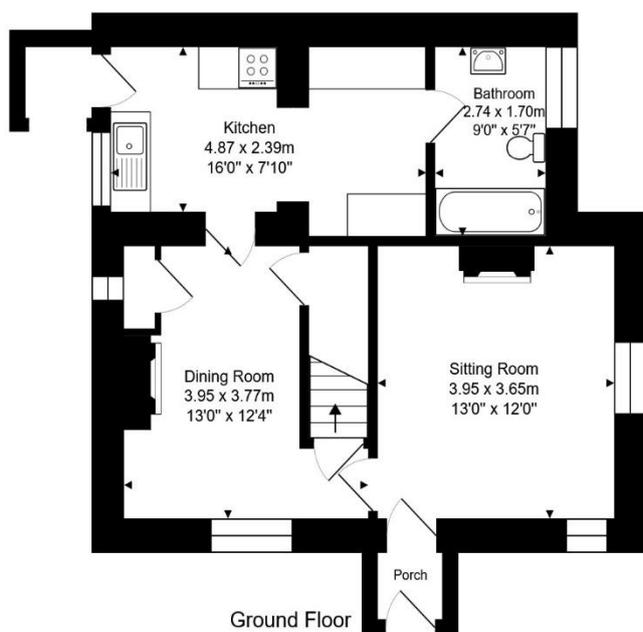
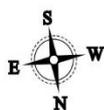
SERVICES: Mains electricity, water and drainage. BT telephone point. 10 year old oil-fired boiler/oil tank providing central heating and hot water. The grounds have a spring-fed water supply for irrigation. Council Tax Band 'D'.

For Broadband and mobile phone coverage - see Ofcom website for up-to-date information. There is presently a broadband connection via satellite.

TC/CC/KEA250068/18925

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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First Floor

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

Total Area: 91.2 m² ... 981 ft²





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