

## 7 Manor Barn

Bothenhampton Bridport Dorset  
DT6 4BJ



**Guide Price £410,000 Freehold**

A semi-detached, well maintained modern 3 bed cottage-style house in quiet village location with pretty cottage garden, garage and parking space just an active walk from Bridport town centre and to the coast



**SITUATION:** The property is located in the centre of the village of Bothenhampton which is located on the eastern side of the market town of Bridport. The centre of the town is within an active walk across Asker Meadows and there is a close by walkway over a Nature Reserve into the coastal village of West Bay some 2 miles to the south.

The village of Bothenhampton is a popular location as it adjoins Bridport and West Bay with all its useful attributes. The village has a Parish Church, recreational area, village hall, ancient Church and has a good and active community. There are good walks into the countryside over Bothen Hill.

The town of Bridport has mainly independent shops, a popular twice-weekly street market, an Arts Centre and the Electric Palace theatre/cinema, an artists and vintage quadrant, community allotments and apple orchard, cafes and restaurants and a Leisure Centre with indoor swimming pool.

The central Bucky Doo Square hosts bands, festivals and activities all year round and Bridport has been recently recognised for its cultural and artists' presence.

**THE PROPERTY** comprises a semi-detached 1990's house built by the local, reputed firm of C G Fry and Son. The property features a stone front elevation with brick quoins under a concrete tiled roof. The rear elevation is rendered and colourwashed with similar brick quoins to the windows.

The property has some style and offers a good-sized 3 bed/1 bath (with additional cloakroom) family house which offers scope for improvement. It benefits from modern gas-fired central heating and hot water, a south aspect and lovely views.

Outside, there is a small enclosed front garden and a reasonable-sized, mainly hard landscaped rear garden together with a garage and parking space.

**DIRECTIONS:** Proceed from the centre of Bridport along South Street to the Groves roundabout and take the first exit into Sea Road South. Take the first right into Hollow Way and proceed into Bothenhampton. Just before the road corner, the property will be found on the left-hand side almost opposite the lane to the recreational ground and public walk into the Nature Reserve.

**THE ACCOMMODATION** affords a front dual pitched storm porch with part-glazed entrance door opening into an:

**ENTRANCE HALL** with doormat well and stairs rising to the first floor. Door to:

**CLOAKROOM** comprising a toilet and wash hand basin in a vanity unit.

**SITTING ROOM/DINING ROOM** comprising a through room with window to the south, wrought iron fireplace surround with attractive tiled reveals and shelving either side and open fire, built-in double doored and shelved store cupboard and double doors opening into the:

**UPVC CONSERVATORY** which is of hexagonal shape and provides a sun room/sitting out space from which to enjoy the gardens.

**BREAKFAST KITCHEN:** Comprehensive range of wall-mounted, base cupboards and drawers with work surfaces incorporating a one-and-a-half bowl sink unit with mixer tap with window over, built-in electric oven and hob over, pantry unit and built-in shelved larder cupboard. Wall mounted shelf unit. Wide archway through to:

**UTILITY ROOM** with further range of matching kitchen units, a wall mounted Glowworm mains gas combi-boiler, a sink, plumbing for a washing machine and door into the rear garden.

FIRST FLOOR

LANDING with window to the southerly views. Good space for a small desk.

BEDROOM 1: A double bedroom with view to the hills and with 4-doored wardrobe cupboard together with additional fitted shelves/cupboards and dressing table with lighting.

BEDROOM 2: Another double bedroom with views to Bothen Hill and built-in recess/office space/former wardrobe.

BEDROOM 3: with views to Bothen Hill, large built-in double-doored wardrobe and previously used as a sewing room.

SHOWER ROOM with unusual, Italian-style modern suite comprising a shower cubicle, bidet, toilet and basin with mainly tiled surrounds. Window to the rear.

OUTSIDE

The front garden is contained by a low stone wall offering a small flower/shrub display area with pathway to the front door.

To the rear, is an interesting enclosed garden all hard landscaped creatively with slopes, paths, gravelled areas and dry stone walling, established bushes and small trees. Areas for sitting and contemplation are included. There is a wooden arbour in the corner also supporting climbing plants. There is a pedestrian door opening into the traditionally built SINGLE GARAGE with light and power connected and with an up-and-over door together with an adjacent PARKING SPACE.

SERVICES: All mains services are connected. Gas-fired central heating and hot water via a modern combi-boiler. Council Tax Band 'D'.

Broadband and Mobile coverage - check the Ofcom website for up-to-date details.

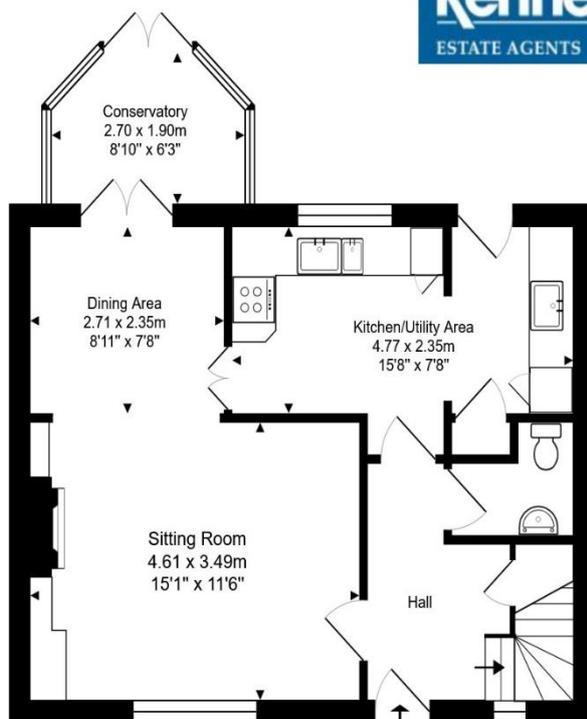
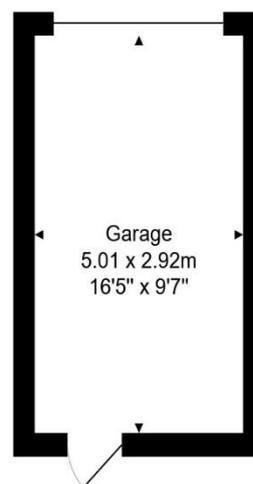
Holiday letting is not permitted

There is no forward chain.

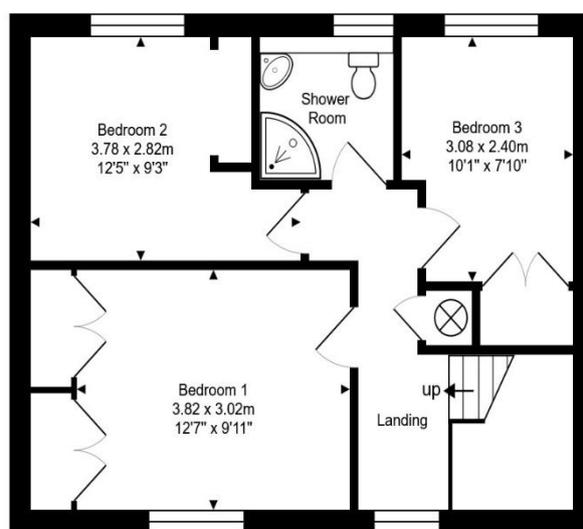
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor



First Floor

Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup> (excluding garage)

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



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