

## 1 May Cottages Higher Street

Bradpole Bridport Dorset  
DT6 3HZ



**Guide Price £395,000 Freehold**

A charming, 3 double-bed end-terrace village cottage in need of renovation with well established south-facing level garden and integral garage/workshop and with potential for extending the on-site parking



**SITUATION:** The property occupies a large corner plot on the edge of the St James development in the centre of the village of Bradpole. The frontage is onto the village lane leading to Loders and to the B3066 Beaminster Road. The village hall, working man's club, recreational ground, butcher's shop and Parish Church are close by and there is a hard-surface walkway/cycle route close by into Bridport town centre 2 miles to the south-west with direct access to the Co-op and Lidl supermarkets. There is also a community bus service into Bridport on market days.

The vibrant town centre has a range of mainly independent shops boosted by a twice-weekly street market, an Art Centre, Electric Palace theatre/cinema, a vintage and artists' quadrant and a Leisure Centre with indoor swimming pool. The central Bucky Doo Square hosts bands, events and festivals all year round and the town has received cultural and artisan status.

The coast at West Bay lies some 4 miles to the south with its fishing/boating harbour, beaches, range of water sports and access to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** comprises a period cottage featuring solid stone walls under a slate roof probably over 200 years old, with an extension of matching stone and slate added on some 30 years ago to include a garage/workshop with large double bedroom above. Whilst the property is not Listed, there is an excellent harmony of the original cottage and the extension with windows mainly of wood with single glazing, allowing the property to breathe.

The property has been in the same ownership for over 30 years and remains rustic but well maintained and updated only where necessary. There are many character features still intact with an original fireplace now fitted with a wood-burner, a good range of wooden fitted and built-in cupboards, many original doors, window seats, exposed beams, etc. The ceilings are of a good height generally (although the original front door is height restricted) and generally the windows attract a good flow of natural light and pleasant aspects.

There is a well stocked cottage garden of a reasonable size, mainly level and enjoying southerly sunshine. The garage/workshop was purpose-built and would be ideal for an artist or crafts enthusiast.

The property was quite obviously of some finesse when built but is now in need of renovation and improvement and is sold as seen with no forward chain.

**DIRECTIONS:** From the centre of Bridport travelling north along the B3066 Beaminster Road, turn right at the Kings Head Pub into Village Road. Proceed to the junction with the Loders Road and turn right. The entrance to St James Park will be seen immediately on the right-hand side and 1 May Cottages will be seen immediately adjoining.

**THE ACCOMMODATION** comprises the following:

The original wooden wide but low-height entrance door will be found on the south side and opens to the:

**SITTING ROOM:** An 'L'-shaped room which features a period brick fireplace with beam over now fitted with a wood-burning stove on a raised plinth and with a marble slab extending below. Recess to side fitted with built-in dresser comprising base cupboards with shelves over. Two windows to the north, one with window seat. Fully-shelved wall to the east ideal for books. Doormat well against the door, BT point.

**CLOAKROOM** off comprising a fairly modern suite with toilet, hand-basin and window to the south with stone shelf below. Coat cupboard with double wooden doors.

**KITCHEN** (re-fitted some 8 years ago) featuring wooden units comprising mainly base cupboards and drawers with worksurfaces over and incorporating a one-and-a-half bowl single drainer stainless steel sink unit with mixer tap, space with plumbing provided for a washing machine and including a free-standing cooker. Space for upright fridge/freezer. A window to the south over the sink overlooks the rear garden and has corner wall-cupboards to both sides. Understairs' cupboard.

## FIRST FLOOR

**LANDING** with window for natural light over the staircase and built-in shelved cupboard.

**DOUBLE BEDROOM 1** facing south with views to distant hillsides.

**DOUBLE BEDROOM 2** with windows to the north and west and original built-in wardrobe cupboard. Hatch to roof space.

**SECONDARY LANDING** with step down from the main landing.

**BATHROOM** with suite comprising a vintage enamel and panelled bath, a large shaped wash basin and low level WC. Window to the north, vintage towel rail/radiator, hatch to original roof space.

**DOUBLE BEDROOM 3** with partly exposed rafters, window to the south and a 4-doored original wardrobe cupboard.

## OUTSIDE

There is a small driveway approaching the **GARAGE** which has folding triple wooden doors with glazed panes to the front and has been divided to form a storage space and workshop area. There is a cupboard to the rear housing the modern Grant oil-fired boiler. A pedestrian door leads to the side passageway leading to the south side and the front door.

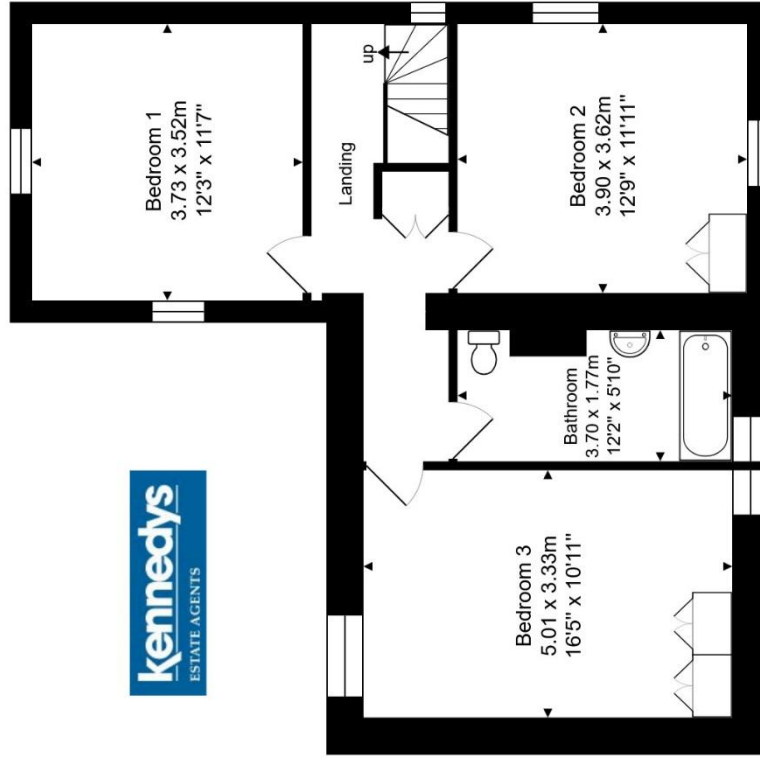
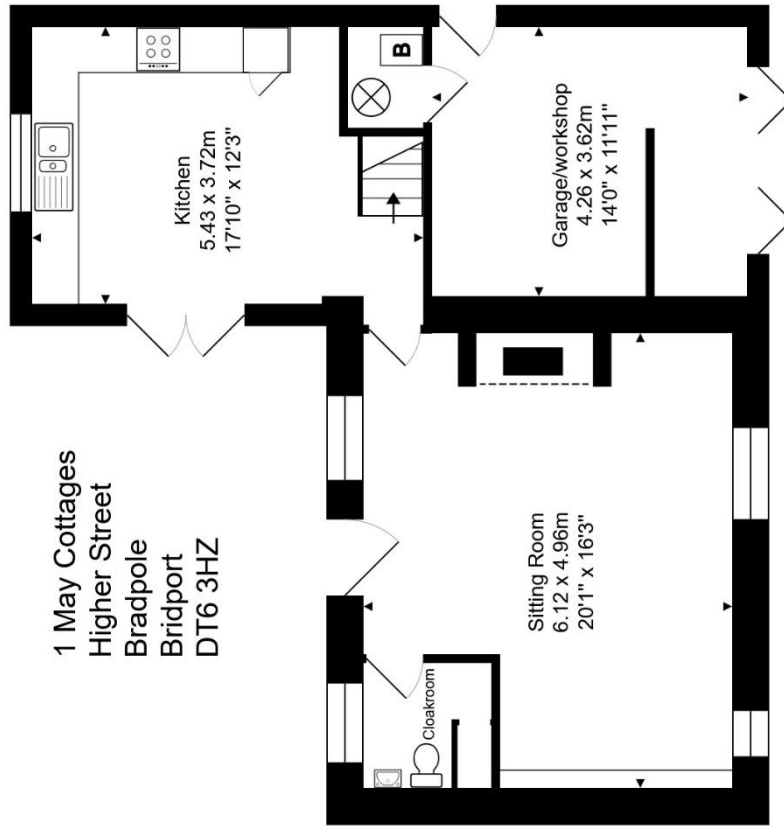
There is a garden area to the front adjoining the drive and a well enclosed sunny rear garden which is mainly level and comprises a paved sitting area with small steps leading to the slightly raised and landscaped garden with paths and sections all well established with small trees including an apricot, bushes and planted sections, two sheds, jutting out stone wall, modern oil tank and water tap and a pond with frog inhabitants. An elderly grapevine adorns the building and has been very productive.

**SERVICES:** Mains water, drainage and electricity. Oil fired central heating. Council Tax Band 'B'. Mobile phone and broadband - see Ofcom website. For flood risk - see Government website.

TC/CC/KEA260019/230326

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Total Area: 131.6 m<sup>2</sup> ... 1417 ft<sup>2</sup> (including garage)

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



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