

Vine Cottage

Eype Bridport Dorset
DT6 6AW



Guide Price £725,000 Freehold

A charming and rustic period detached country/coastal village cottage with extensive and productive gardens, modern garden studio/office, large workshop and double garage in tranquil location



SITUATION: The property is located on the edge of the village of Eype nestled into a small enclave of individual properties and with gated private rear access to a double garage also leading into the rear garden and to the outbuildings.

The coast at Eype is within a mile's walk away with its small and uncommercialised beach and access onto the South West Coastal Path along the Jurassic Coastline. The whole area is designated as of outstanding natural beauty.

The village has a church which doubles as an Art Venue for exhibitions and musical events, The Eype's Mouth Hotel has a restaurant and the nearby Highlands End Holiday Park has a Club House, swimming pool and restaurant.

The nearest town is Bridport some 2 miles to the east with its vibrant community, range of mainly individual shops, twice-weekly street market, Art Centre, artists' and vintage quadrant, Electric Palace theatre/cinema and the central Bucky Doo Square hosts bands, festivals and events all year round and there are so many organisations and clubs providing for most leisure interests.

The larger coastal town of Lyme Regis lies approx 7 miles to the west by car with its famous Cobb and the coastal village/resort of West Bay approx 2 miles walk away across the fields, where there is a boating/fishing harbour, beaches, and many marine and water sports.

THE PROPERTY comprises a very attractive detached period house (not Listed) of mainly brick and stone construction under a very attractive clay tiled roof with decorative ridge tiles. A single storey wing extends to the north of similar build and accommodates the farmhouse-style vaulted kitchen/dining room whilst a matching lean-to at the rear houses a bathroom and rear lobby/utility, all harmonising with the original house. The windows are mainly timber, single-glazed and heating is mainly electric.

There are charming character features throughout and two staircases including some flagstone floors and exposed timber floors, a prevalence of natural wood throughout including old doors with accessories, window seats, an inglenook fireplace with former bread oven. This is essentially a rustic country house which exudes inspiration for art or writing. The extensive cottage gardens are delightful and terraced and well established. A higher plateau provides a large lawned space with detached purpose-built modern studio/office, a large workshop and double garage.

This property ticks all the boxes for the most discerning buyer. However, there is presently only one bathroom which is on the ground floor although there is potential for a communicating upstairs room to be developed for an upstairs' bathroom.

The property offers a wonderful opportunity for a rustic and truly country/coastal self-sufficient lifestyle with much inspiration for writing/art and is offered with no forward chain, with probate awaited.

DIRECTIONS: From the centre of Bridport travelling south along South Street, take the right-hand turning at the Palmers Brewery crossroads into Skilling Hill Road. Proceed past the turning to Watton and take the next left to Eype. Proceed down into the village and take the right-hand turning after The New Inn (presently closed). Proceed along this lane and the property will be seen on the left-hand side with gable end on the lane and a lay-by parking space immediately behind. The gated entrance to the double garage lies further up the lane.

THE ACCOMMODATION comprises the following:

Mainly wooden and part-glazed front door opening to:

ENTRANCE PASSAGEWAY with flagstone floor and coat peg racks and doors off to the sitting room and formal dining room and leading to the utility/rear lobby.

SITTING ROOM with window seat to the front southerly window, feature inglenook fireplace fitted with a wood-burner and open curved staircase rising to the first floor.

DINING ROOM with wooden surround to an open fireplace, window seat to the south and second, wooden staircase rising to the first floor with cupboard under.

UTILITY/REAR LOBBY with part-glazed wooden door to the rear garden. Window to the north, plumbing for washing machine, small-beamed lean-to roof. Door to bathroom and:

FARMHOUSE-STYLE KITCHEN with beamed vaulted ceiling and a chimney stack alcove fitted with a Range gas cooker with beam over and a corner walk-in larder cupboard adjoining, window to east over a twin-bowl Butler sink with wooden drainers adjoining. Plenty of wall space for dressers.

BATHROOM with vintage suite comprising a cast iron roll-top bath, a shower cubicle, a large Teyfords pedestal basin and low level WC. Hatch to roof space.

FIRST FLOOR

BEDROOM 1: A double bedroom with window to the south.

INTER-COMMUNICATING NURSERY BEDROOM 4 (potential bathroom) leading to:

BEDROOM 2: A further double bedroom with window to the north.

BEDROOM 3/STUDIO with window to the south.

SECOND LANDING with second staircase down to the sitting room. Curtained recess with hot water cylinder.

OUTSIDE

The front elevation has a small, well planted garden frontage with wisteria growing to the front wall, low wooden fence posts with pedestrian gate access off the enclave.

Alongside the lane is a small a lay-by style parking space and a pedestrian gate leading into the rear yard area.

The main access into the rear garden is via a wooden gateway at the end of the lane which opens to a detached brick and wooden **DOUBLE GARAGE** with two wooden up-and-over doors and is under a slate roof with pedestrian door to the rear. A lawned pathway to the side leads to a large lawned plateau with fruit trees lining the east boundary and with a large and well cultivated vegetable plot with a **LARGE TIMBER WORKSHOP** under a bitumen single pitch roof with several window panes for natural light. In addition, there is a **large DETACHED MODERN STUDIO**, well insulated with beamed ceiling and windows to the south and west for good natural light flow fitted with venetian-style blinds, some shelving and worktops and built-in wooden cupboard/drawer unit with wooden desktop.

There is a second lawned garden area divided off with hedges on two sides with a central mature fruit tree and with another seating area and a prolific backdrop of clematis heavily laden with flower heads.

There is then a bank sloping down to the rear of the property with meandering stone stepped pathway with rope balustrading leading down to a small rear patio bounded by lavenders. A rear-lean to at the rear of the house provides a garden store/cloakroom.

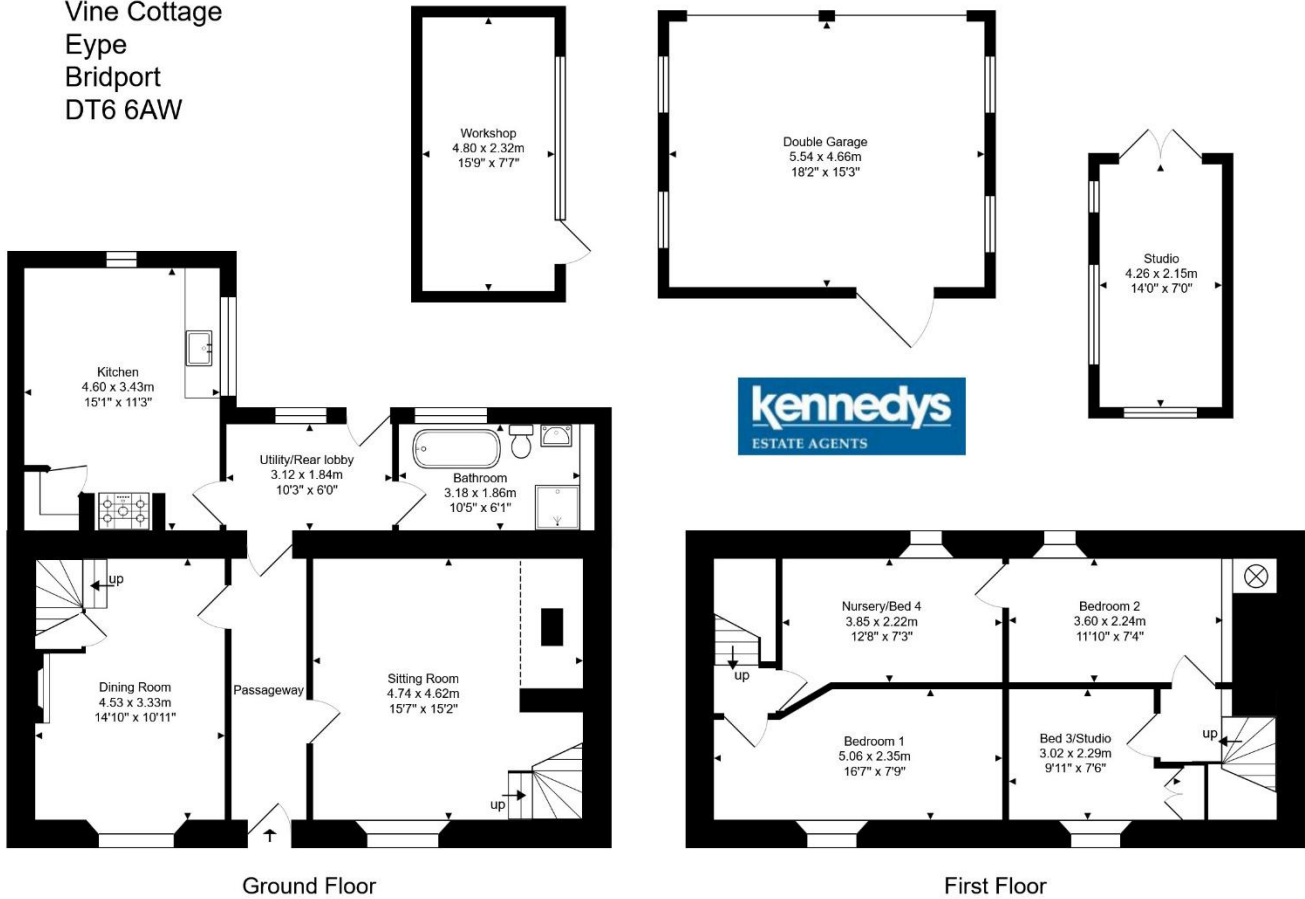
SERVICES: Mains water and electricity. Electric heating via panel and night storage heaters. Drainage to be confirmed. Council Tax Band 'E'. For mobile and broadband coverage - see Ofcom website. For flooding - see Government website.

AGENT'S NOTE: The sale of the property is subject to Probate being granted. There is no forward chain. There is a charge to the purchaser of £49 plus VAT (£58.80 in total) for customer due diligence.

TC/CC/KEA260025/29426

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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Total Area: 122.1 m² ... 1315 ft² (excluding outbuildings)
Not to scale. Measurements are approximate and for guidance only.



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