



South Street
Bridport
£550,000



This Grade II listed property, set within both a conservation area and an area of outstanding natural beauty, has undergone a complete renovation during the current owner's ownership. A wonderfully characterful and creatively presented five-bedroom period house in the heart of Bridport, offering exceptionally versatile accommodation, a beautiful enclosed garden and a separate studio/outbuilding. Arranged over three floors, the house is full of colour, original character and carefully considered details. In addition, there is a detached studio, currently arranged as an artist's workspace, making this an unusually flexible town-centre property. EPC rating D.

Situated within the vibrant market town of Bridport, within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and the town's renowned twice-weekly market. Bridport is celebrated for its lively arts scene and excellent selection of independent retailers, cafés, and restaurants, along with practical amenities such as a health centre, hospital, dentists, leisure centre with swimming pool, and regular bus services. The stunning Jurassic Coast, a UNESCO World Heritage Site, lies close by, with the popular harbour at West Bay approximately 1½ miles to the south, offering attractive beaches, coastal walks, and a golf course, while the surrounding countryside and nearby riverside walks provide excellent outdoor pursuits. Dorchester, the county town of Dorset, is approximately 15 miles away and offers mainline rail links to London and the West Country, making this an ideal location for both full-time residence and a holiday retreat.



The ground floor includes a welcoming sitting room, dining room and kitchen/breakfast room, together with a pantry and shower room. The sitting room is a particularly inviting space, lined with bespoke bookshelves, and a large sash window floods the room with natural light. The dining room is equally distinctive, with deep plum-coloured walls and extensive fitted bookshelves. Both rooms feature electric wood-burning-effect stoves, creating a cosy and inviting focal point. The kitchen is perhaps the social heart of the house, with exposed timber beams and a generous range of painted cabinetry. There is excellent storage and preparation space, together with room for a large farmhouse-style table. French doors at the rear draw the eye towards the enclosed garden.

Stairs rise to the first floor. The principal bedroom is an especially charming room, with walls hand-painted by the vendor, complemented by original-style detailing and a large sash window. A further two double bedrooms are arranged on the first floor, with the remaining two bedrooms occupying the second floor. All five bedrooms are well-proportioned doubles, offering versatile accommodation for family life, guests or those seeking dedicated space for working from home. The beautifully finished bathroom is another highlight, with striking blue metro-style tiling, a freestanding roll-top bath and a patterned floor.

To the rear is a wonderfully private and established courtyard-style garden, enclosed by stone walls and mature planting. A timber deck provides space for outdoor dining and seating, while brick paths lead through an abundance of established plants, pots and shrubs. The garden has a relaxed, slightly informal character and feels remarkably secluded considering the property's central location. At the far end is the detached studio, creating an appealing destination within the garden rather than simply an ancillary storage building. Its interior is wonderfully atmospheric, with exposed OSB boarding, extensive shelving, workbenches and display space. For anyone who works from home or has an artistic or creative pursuit, this is a particularly useful feature.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Parking:

The seller advises there is resident parking on the opposite side of the street. A permit can be obtained online and currently costs £89.50 per 12 months.

Agents Notes:

There is a flying freehold on the first and second floors over the hallway of the neighbouring property

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester, DT1 1XJ

Tel: 01305 211970

Council tax band D

Mobile and Broadband:

At the time of the listing, standard, superfast and ultrafast broadband are available.

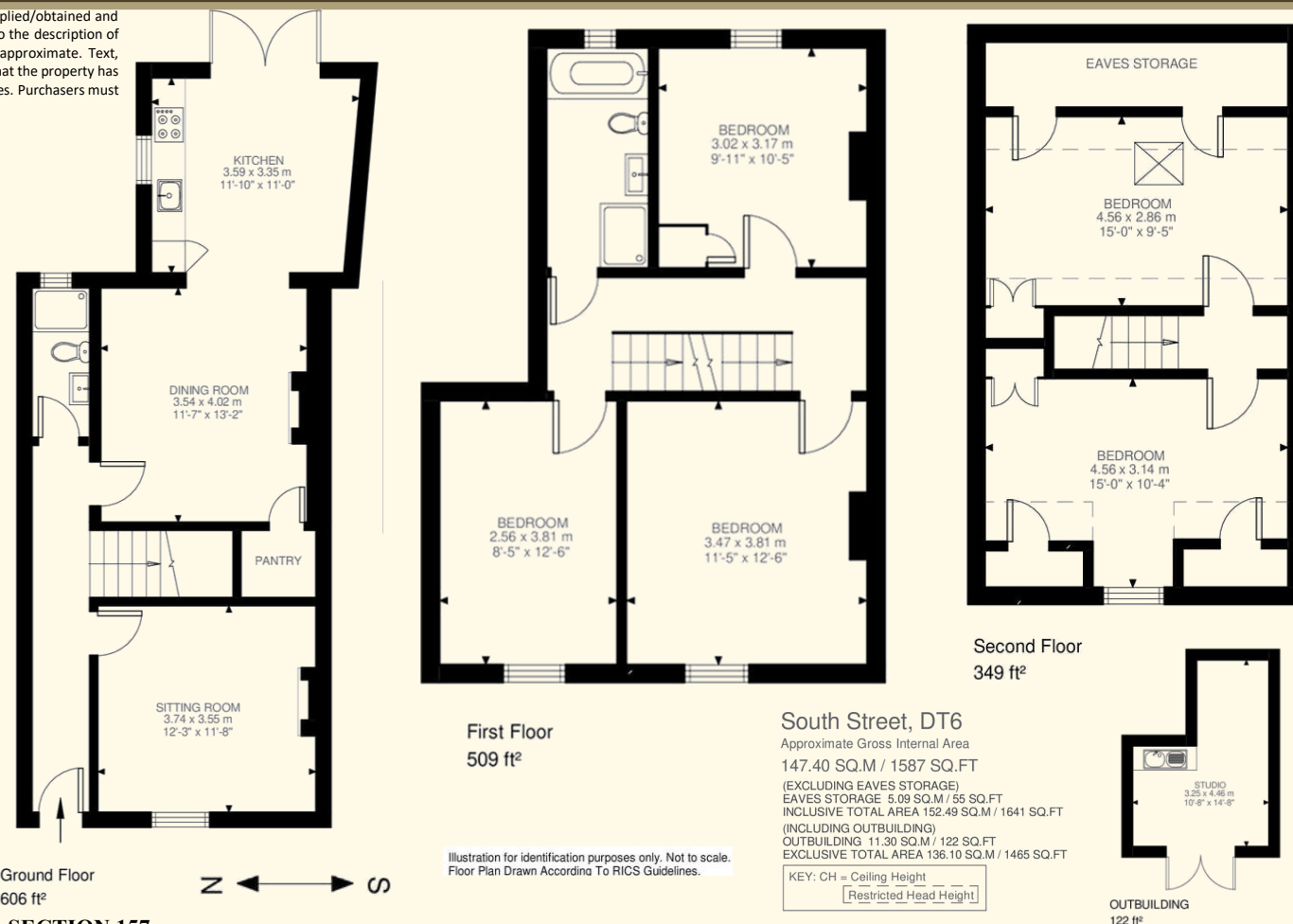
Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
<https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



SECTION 157:

This property is subject to a restrictive covenant under Section 157 of the Housing Act 1985 and its sale is restricted to ensure housing remains available to local people. The property cannot be transferred to a new buyer without the formal, written consent of the Local Authority or relevant Housing Association.

To satisfy the covenant and obtain the required Certificate of Consent, a prospective purchaser must typically prove that they have lived and/or worked continuously within the local county/designated area for a minimum of three years immediately prior to the application. (In the case of joint purchasers, usually only one applicant needs to fulfill this requirement).

Properties subject to Section 157 must be occupied as the buyer's sole or principal residence. They cannot be purchased as a second home, holiday home, or standard commercial buy-to-let investment. Some mortgage lenders place restrictions or specific criteria on properties with a Section 157 covenant. Prospective buyers requiring finance are urged to verify lender appetite early in the process.

Prospective purchasers are strongly advised to check their eligibility with the Local Authority and seek independent legal advice regarding the Section 157 application process before making an offer or incurring financial costs.