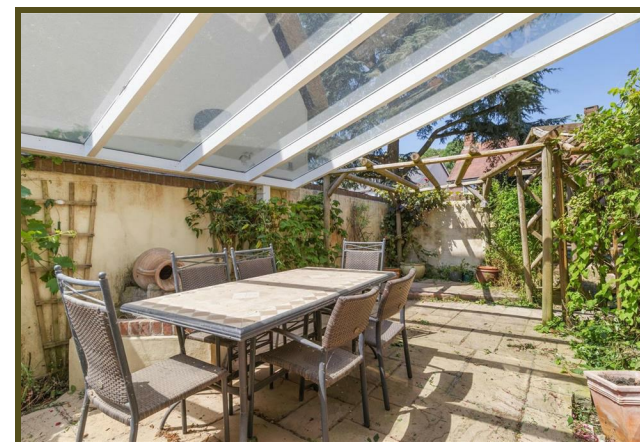




West Mead, Bridport

Nestled in an area of outstanding natural beauty, Corner Cottage is a striking five-bedroom detached thatched property bursting with character, proudly offered to the market with no forward chain. Ideally situated within the desirable location of West Mead, this home perfectly blends traditional charm with practical modern living. This impressive home comprises an open-plan kitchen/breakfast room served by a separate utility room, a triple-aspect sitting room, a generous conservatory, a separate diner and three bathrooms, with two being en-suite facilities. Externally, the home benefits from a double garage, while the enclosed courtyard garden offers privacy and a peaceful retreat. EPC Rating C.

Offers in the region of £570,000

Situation

West Mead is situated within close proximity to the charming market town of Bridport. Surrounded by beautiful countryside, Bridport is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include comprehensive shopping facilities, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole. Direct train services to London Waterloo and Bristol Temple Meads run from the County Town of Dorchester, located 15 miles east.

Description

On approaching this beautifully presented home, a driveway leads to the double garage, with a pathway continuing to the entrance located to the side of the property. A part glazed door opens into the impressive hallway, providing access to most ground floor rooms and stairs that lead to the first floor. The generous sitting room receives plentiful natural light gained via a triple aspect and showcases features such as an attractive Inglenook fireplace, housing a gas stove, exposed beams and a set of French doors that provide access to the garden. In addition, there is a separate dining room and a conservatory that takes full advantage of the lovely outlook onto the garden.

The kitchen/breakfast room lends itself perfectly to modern living and features exposed beams and tiled flooring. The room is well appointed, fitted with a comprehensive range of wall and base level units together with a selection of integral appliances including a dishwasher and a Leisure Range Cooker. A separate utility room houses space for a washing machine and tumble dryer.

Situated on the first floor are the property's five bedrooms. The impressive principal bedroom benefits from en-suite facilities and a walk-in wardrobe. Bedroom four also benefits from en-suite facilities. The family bathroom serves the other rooms and is tastefully finished, offering wooden wall panelling, a heated towel rail and a suite comprising a low-level WC, a wash hand basin and a panel enclosed bath with shower attachment over.

Externally, there is a delightful covered courtyard that provides the ideal space for alfresco dining. The garden houses a water feature and a selection of raised flower bed borders. To the rear of the property there is a gated driveway and access to a double garage with electric up-and-over doors. The garage also houses the gas central heating boiler.

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 F.

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider.

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

Flood Risk

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

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

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

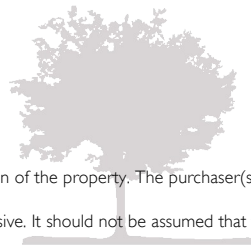
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

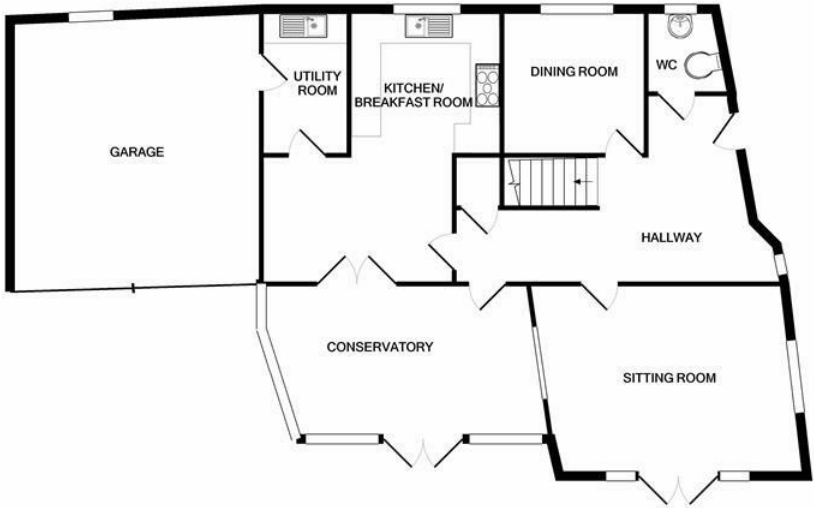


Important notice. Parkers notify that:

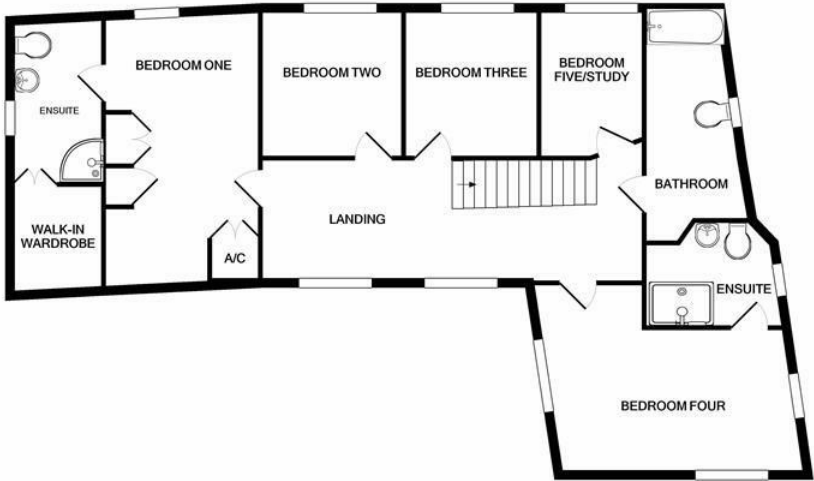
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
APPROX. FLOOR
AREA 1320 SQ. FT.
(122.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1132 SQ. FT.
(105.2 SQ.M.)

WEST MEAD
TOTAL APPROX. FLOOR AREA 2452 SQ. FT. (227.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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