



Newfoundland
Bridport
£525,000 Offers over

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Situated within an Area of Outstanding Natural Beauty and a designated conservation area, this delightful four-bedroom end-of-terrace home forms part of a charming cul-de-sac. Tucked away in a peaceful village location, the property features attractive exposed stone walls, character fireplaces, and beautifully maintained gardens, all of which enhance its appealing country lifestyle. Arranged over two floors, the accommodation comprises a lounge, kitchen/dining room, utility/cloakroom, snug, four bedrooms, a family bathroom, shower room, and a loft room. Externally, the home benefits from a wrap-around garden with a variety of mature trees, shrubs, and lawned areas, alongside a garage with power and lighting, and space for parking. EPC rating C.

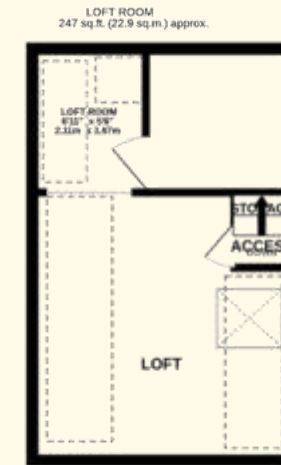
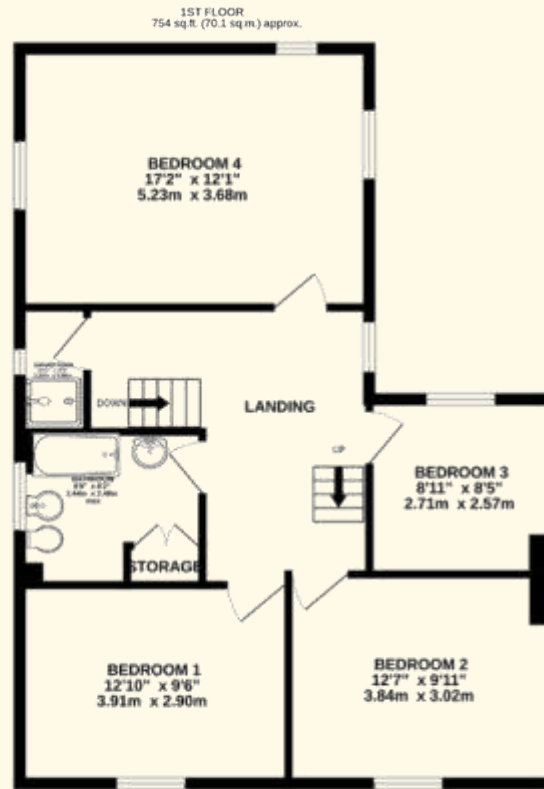
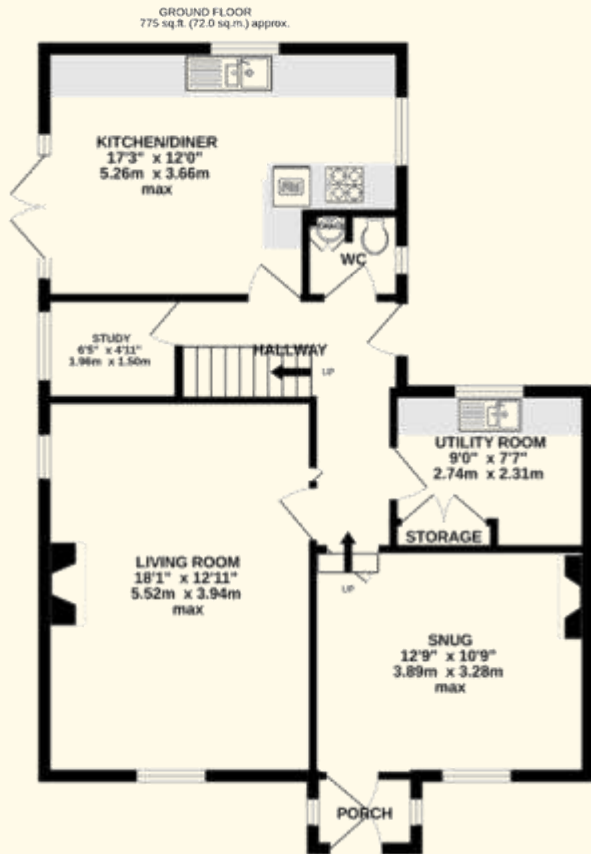
1 Newfoundland is pleasantly situated within a quiet residential cul-de-sac on the northern side of the vibrant market town of Bridport, offering a peaceful setting while remaining within easy reach of a comprehensive range of amenities including shops, schools, leisure facilities, an Arts Centre, and 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.



A part-glazed front door opens into a porch, leading through to a welcoming snug featuring an attractive fireplace with exposed brick surround. From here, a central hallway provides access to the principal rooms and stairs to the first floor. The well-proportioned living room enjoys a dual aspect and showcases characterful exposed stone walls alongside a gas fired, coal effect fireplace with exposed brick and beam surround. The kitchen/dining room is fitted with a range of bespoke units with wooden work surfaces and matching upstands, incorporating a four-ring gas hob and Lamona oven, with additional space for freestanding appliances. A ceramic sink is positioned beneath a window, and double doors provide direct access to the garden. Additionally, the room has ample space for dining furniture. The ground floor further benefits from a versatile study, utility/cloakroom, and W/C.

Upstairs, there are four bedrooms, including a generous dual-aspect principal bedroom with views over the garden and surrounding fields, while bedrooms two and three are also comfortable doubles enjoying a south-westerly aspect. The accommodation is served by a shower room and separate family bathroom comprised of a panel enclosed bath, W/C, hand wash basin and bidet, additionally, there is a good-sized storage cupboard. From the landing, a further staircase provides access to a useful loft space with Velux window, boarded and carpeted flooring, power, lighting, and electric heating.

Externally, the wrap-around gardens are a particular feature, offering mature trees, shrubs, and well-stocked planting, with pathways and seating areas throughout. The property is further complemented by a greenhouse, summer house, a shed and a garage utilized as a well-equipped workshop with plentiful worksurfaces, power and lighting.



TOTAL FLOOR AREA : 1776 sq.ft. (165.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

Agents Note:

We understand the property is not currently registered at the Land Registry. This is the case with many properties in England and Wales. Your conveyancer will undertake any necessary steps in this instance.

The solar panels, installed in 2012 with the inverter added in 2013, are owned outright and feed energy into the tariff.

The owner has a right of way through the rear of the neighboring properties, although this has never been used.

Services:

Mains electricity is connected.

Gas fired Central Heating

Please note that there is a separate meter for the garage/workshop.

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>

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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E

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#>