



The Square
Bridport
OIEO £270,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered with no forward chain, and set within a conservation area, this delightful Grade II listed, three-bedroom end-of-terrace cottage forms part of a charming row of three. Believed to date back to the mid-19th century, the property features an attractive stone elevation beneath a traditional slate roof, reflecting the character of its period. Over the years, the property has been thoughtfully updated and reconfigured internally to accommodate modern living. Arranged over two floors, accommodation to this quant home comprises a lounge, dining room, kitchen, cloakroom, study, three bedrooms, and a family bathroom. EPC rating TBC

1 The Square is ideally situated on the outskirts of the charming market town of Bridport in the village of Nettlecombe and set within an area of outstanding natural beauty. Nettlecombe is situated near the ancient hill fort of Eggardon and the Dorset Wildlife Trust-owned Powerstock Common nature reserve. Bridport town offers an excellent range of amenities including shops, businesses, Arts Centre, church and library. Bridport is well known for its popular twice weekly market and other facilities include health centre, hospital, dentists, leisure centre with swimming pool together with local bus services. Within a short distance of the property are a number of attractive riverside walks and access to open meadows. The popular coastal village of West Bay is approximately 1½ miles to the south, where there is an attractive harbour, bathing beaches and 18-hole golf course. The beautiful coastline, which has been deservedly bestowed 'World Heritage' status, and the surrounding countryside offer a plethora of walking opportunities. Dorchester, the country town of Dorset, is about 15 miles with main line rail service to London and the West Country.



A part-glazed, front door opens into the welcoming dining room, featuring stunning flag-stone flooring that flows throughout the ground floor. The room features an Esse wood fired stove, which provides the central heating, framed with an attractive tile surround complementing its period features. The kitchen flows naturally from this room, where the impressive period beams continue to showcase the charming features of the property. The kitchen is fitted with a range of custom-made units, with wooden work surface over, matching upstand and a butler sink with mixer tap positioned beneath a window overlooking the garden. There is ample space for an electric oven and further freestanding appliances. The kitchen boasts a second door, opening onto a hallway where a cloakroom is situated, ideal for decanting outdoor garments and a set of stairs lead up to the second floor. The living room continues its period charm featuring a cozy fireplace with wooden mantle, complimentary wall mounted lighting and plentiful natural light. There is a second door offering access to the versatile study room.

Stairs rise to the first-floor landing accessing all rooms and an airing cupboard. There are three bedrooms, the primary room being double in size and boasting an attractive feature fireplace. Both bedroom one and two boast generously sized windows with an easterly aspect, taking advantage of the morning sun. All bedrooms are finished with wooden flooring and neutral décor throughout. The family bathroom serves all bedrooms, featuring a free-standing roll top bath, WC, handwash basin and separate shower, finished with a tasteful design and wooden flooring.

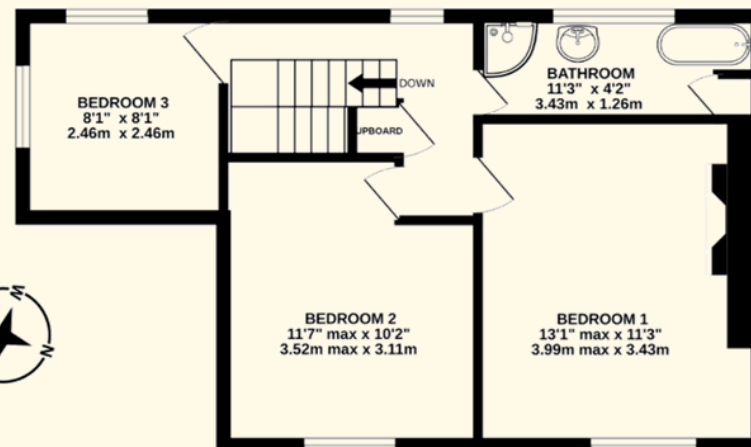
Externally, A pathway at the rear of the property leads to a generous garden, mainly laid to lawn and framed by mature hedging. Two established fruit trees provide character and shade, while a handy garden shed, vegetable plots, and a variety of mature shrubs complete the space.

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
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 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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Services:

Mains electricity is connected.
Private water supply from the Mappercombe estate.
Wood burning stove fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C

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#>

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>

Agents Note:

The seller advises there is a current arrangement for off road parking next to the road - 2 x cars. The arrangement is with the Crutchley Estate, currently at no charge.

The owners of the parking land are willing to sell the parking area adjoining 1 The Square, Nettlecombe and the lean-to attached to the same property for £20000 plus legal fees of around £2500 plus VAT.

Please note there is right of access at the rear of the property for neighbouring properties.

Please note the property has an EPC rating of F - It cannot be let, unless an exemption has been registered or changes made to improve this property's energy rating.

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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