

Pine Tree Cottage East Road

Bridport Dorset
DT6 4AB



Guide Price £340,000 Freehold

A beautifully updated link-detached period stone built cottage facing over a large private garden, with outhouses, timber chalet and large parking area on the northern fringe of Bridport



SITUATION: This period cottage is virtually detached (only attached partly at the rear to another cottage on its western side). The gable end is located quite close to the A35 Bridport to Dorchester Road but the outlook is mainly to the east and west to distant hillsides and particularly over the delightful and well stocked large garden.

Stepping out of the garden gate, there is a bus stop almost immediately outside into Bridport approximately a mile to the west and an opposite bus stop to Dorchester, some 15 miles to the east with its main line rail station. Bridport offers a comprehensive range of mainly independent shops boosted by a twice-weekly street market, good art centre and the Electric Palace Theatre/Cinema, a vintage and artists' quadrant and the central Bucky Doo Square which hosts bands, events and festivities all year round.

The coast at West Bay lies some 2 miles to the south where there is an ancient fishing/boating harbour, pebble beaches and access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY features attractive stone elevations with some brick window heads, under a slate roof with a side single-storey extension containing the kitchen. The property is not Listed but sympathetic renovation has preserved the character which is perfectly blended with modern facilities for a contemporary lifestyle with every attention to detail. Charming features include fireplaces, under window storage cupboards, some beamed eaves shaping to the ceilings upstairs and some exposed wooden floors.

Modernisation has included large double-glazed lattice-leaded windows attracting good natural light to the interior, a modern oil-fired boiler with mainly upright radiators, a wood-burning stove to the lounge, a natural light tunnel on the landing, modern electrics, very attractive and comprehensive range of bespoke kitchen fittings with appliances, a water softener and roller blinds fitted to main windows (mainly black-outs).

The extensive gardens are delightful and have been well stocked over many years and include a large timber chalet and large brick paved parking area/space for campervan.

DIRECTIONS: From the centre of Bridport travelling east on the A35 towards Dorchester, the entrance to the property will be found on the right-hand side just before the turning into Lee Lane on the left.

THE ACCOMMODATION comprises the following:

OPEN PORCH with slate pitched roof and glazed side panels and solid wood door with small glazed and leaded pane, opening into:

ENTRANCE HALL with straight staircase (presently with stairlift fitted) rising to the first floor. Doors into dining room and:

SITTING ROOM with large windows to the north and south allowing good natural light flow to the room and both windows have base cupboards fitted. Feature brick fireplace with wood-burner and edged slate hearth extending. Kardene flooring.

DINING ROOM with large window overlooking the extensive rear garden. Arched-head open fireplace with raised mantel shelf and boarded stack. Open archway through to kitchen with rounded wall incorporating a corner shelf. Karndean flooring. Door to:

INNER LOBBY with **CLOAKROOM** off.

SUPERB KITCHEN with solid bespoke units comprising a range of wall cupboards, base units and drawers including pan drawers and with wooden worksurfaces and incorporating a stainless steel circular single bowl sink unit and drainer with mixer tap and separate drinking water tap, a NEFF 4-ring hob with cooker hood over, a built in high-level oven with drawers under, washing machine and dishwasher, space for upright fridge/freezer. Window over the sink overlooking the rear gardens, complimenting brick-effect tiled splashbacks, 4-bulb spotlight rail, ceramic tiled floor.

LANDING with light tunnel over and passageway extending.

BEDROOM 1: A double bedroom with windows to the east and west both enjoying views to distant hilltops.

BEDROOM 2 facing east with view to the hill in the distance. Built in wardrobe recess with curtain fitted.

Two steps down off the landing to:

SHOWER ROOM with modern suite comprising a shower cubicle with power shower, pedestal basin and toilet, large upright towel rail, window to the south, cubed wall shelving, storage cupboard and airing cupboard with hot water cylinder.

OUTSIDE

There is a pedestrian wrought iron gate off the pavement to the side of the property with hedge adjoining which leads to the front door and there is a small path to the side with raised herbaceous bed against the hedge.

To the frontage of the property is a hard landscaped area comprising ancient stones, paving slabs, pebbles and gravel providing interest and widening to a sitting out area for enjoying the gardens and leading to the adjoining two substantially-built small outhouses, one fitted with power for a tumble dryer and the other useful as a log store.

A small flight of shaped steps with handrail rises to the lawns which extend almost the full length of the site with herbaceous borders and beds and incorporating wild flower areas, specimen bushes and trees and archways to support climbing roses. There is an abundance of colour and texture to the garden throughout the seasons - definitely a legacy from the present owner. There is also a large wooden chalet providing a summerhouse/studio.

To the far end of the site is a vehicular bricked entrance drive to a parking area which would accommodate 4 cars or 2 cars and a campervan.

There is also a right of way to the south side of the garden adjoining the wooden fenced boundary on that side for the benefit of the adjoining property which leads to their parking area annexed to this property's on the far side.

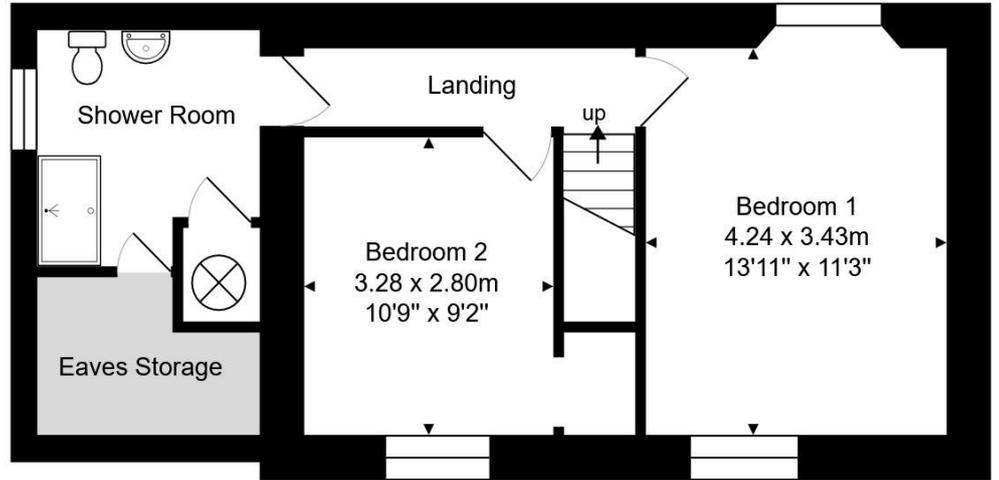
SERVICES: Mains electricity, water and drainage. Oil-fired central heating. Council Tax Band 'C'.

Broadband and Mobile - see Ofcom website.

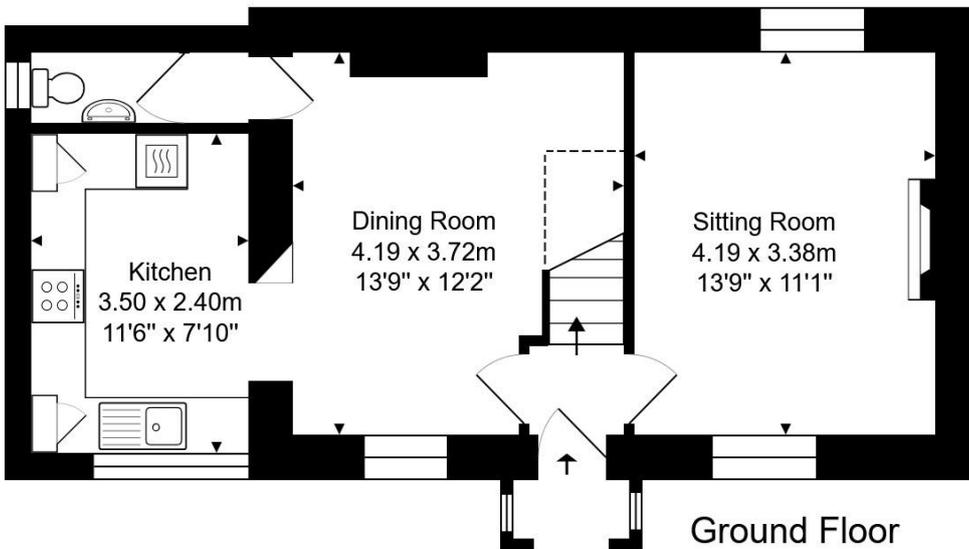
Preliminary particulars prepared 30.4.25

TC/CC/KEA250036/30425

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



First Floor



Ground Floor

Pine Tree Cottage
East Road
Bridport
DT6 4AB

Total Area: 79.0 m² ... 851 ft² (excluding eaves storage)

Not to scale. Measurements are approximate and for guidance only.



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