

7 Home Farm Way Shipton Gorge Bridport Dorset DT6 4TA



Guide Price £430,000 Freehold

A semi-detached 3 bed/2 bath modern village cottage tucked into a quiet cul-de-sac in the heart of a West Dorset village surrounded by beautiful countryside and just 2 miles from the coast



SITUATION: The property is tucked into a quiet and tranquil modern cul-de-sac location close to the heart of the rural village of Shipton Gorge which lies south of the A35 and just 1.5 miles from the coast at Burton Bradstock which is famed for its Hive Beach Cafe and where there is a primary school, hall, excellent recreational/play area, 2 pubs, cliff-top restaurant, convenience store and farm shop/sub post office and access to the seaside and coastal paths.

The immediate village of Shipton Gorge is a village with a good community with its Co-operative pub, village hall, recreational ground and access to walks into the scenic countryside.

The vibrant town of Bridport lies some 2 miles to the west with its mainly independent shops boosted by a twice-weekly street market, good art centre, the Electric Palace theatre/cinema, 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 west with its fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Paths and provides many leisure and marine activities, with golf course on East Cliff and well-supported gig-rowing club.

THE PROPERTY comprises a semi-detached, 2-storey house featuring stone and rendered and colourwashed elevations under a slate roof built some 20 years ago. The house is east-west facing and enjoys a good flow of natural light throughout, double-glazed windows and has been well maintained and improved over the years. However, there is now scope for further cosmetic improvement and a chance to put one's own stamp on the property.

Outside, the property has a driveway providing parking and leading to the detached single garage/workshop with attractive, well fenced but easily manageable gardens to the rear.

The property is offered with no forward chain.

DIRECTIONS: From the centre of Bridport travelling east, take the second exit off the roundabout into East Road (signposted A35 to Dorchester). After 2 miles, turn right to Shipton Gorge and follow the road into the village, past the pub and turn left. Pass the church/village hall and take a right-hand turning into Home Farm Way and No 7 will be found on the left-hand side.

THE ACCOMMODATION affords:

Two steps enclosed by wrought iron handrail to the wooden front door with two small glazed panes and a storm porch over and opening to the:

ENTRANCE HALL with doormat well and side window and staircase rising to the first floor.

CLOAKROOM with low level WC and hand basin and tiled splashbacks, small radiator and obscure-glazed window to the front with tiled sill.

LOUNGE with gas fire fitted to a stone fireplace surround. Window to the west and double French doors opening to the east and into the garden. Four wall light points.

KITCHEN/DINING ROOM with low understairs' cupboard and comprehensively fitted with a range of wood-effect units comprising wall-mounted and base cupboards and drawers with work surfaces over incorporating a one-and-a-half bowl single drainer stainless steel sink unit with mixer tap and window looking into the rear garden, 4-ring gas hob with cooker hood over and display shelf finishing. Part double-glazed door to the outside, wall-mounted Vaillant gas-fired boiler, modern consumer unit, space for dining table, semi-concealed ceiling downlighters, ceramic tiled floor.

FIRST FLOOR

LANDING with window to the east and glimpses of the hillside, built-in airing cupboard housing a modern hot water system. Smoke alarm.

BEDROOM 1: A double bedroom with double built-in wardrobe cupboard from floor to ceiling, window to the west affording views over open countryside to the distant hills.

EN-SUITE SHOWER ROOM with folding door entrance. Well fitted with square cubicle shower, low level WC and pedestal wash basin with mirror over and a shaver point/light switch, ceiling downlighters.

FAMILY BATHROOM comprising a wood-panelled bath with mixer tap and shower attachment, pedestal basin, low level WC and wash basin. Obscure-glazed window, ceiling downlighters.

BEDROOM 2: A shaped double bedroom with window to the west.

BEDROOM 3/STUDY: Another shaped room with window to the east with views to pastureland.

OUTSIDE

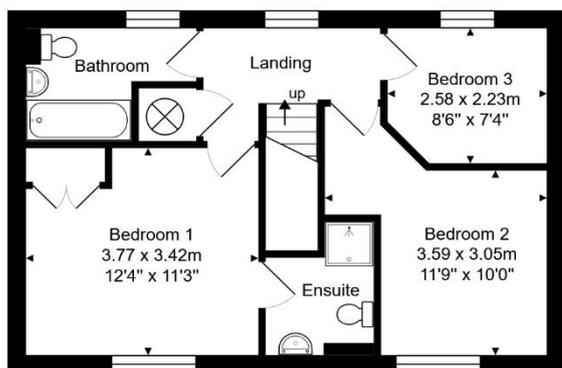
There is a driveway to the south side of the property providing parking for 2 cars in tandem and leading to a DETACHED SINGLE GARAGE providing storage and workshop space, with rendered elevations under a dual-pitched slate roof, metal up-and-over front door and pedestrian part-glazed side door, with electric light and points provided.

The gardens extend solely to the east and comprise a patio/terraced area for outside seating/dining with level lawns extending, with specimen shrubs, bushes and plants, all well enclosed by mainly wooden fencing.

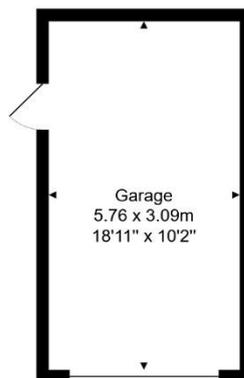
SERVICES: All mains services are provided including mains gas central heating. Council Tax Band 'D'. Broadband and Mobile coverage: For most recent information go to: Ofcom - Mobile and broadband checker.

TC/LL/KEA250027/4425

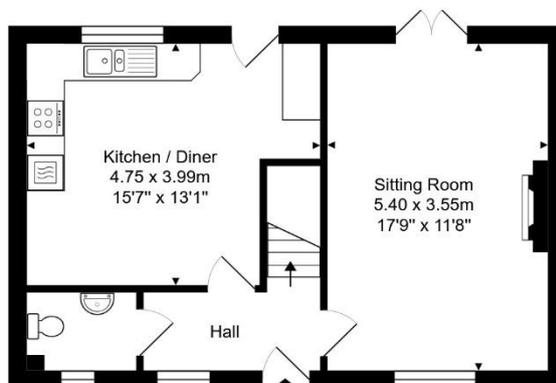
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor



7 Home Farm Way
Shipton Gorge
Bridport
DT6 4TA



Ground Floor

Total Area: 91.2 m² ... 981 ft² (excluding garage)

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



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.