

Symonds
& Sampson

Lambrook Cottage

Waytown, Bridport, Dorset

Lambrook Cottage

Waytown
Bridport
Dorset DT6 5LF

Charming detached three bedroom cottage in
wonderful rural location with huge potential all set in
0.347 acres



- Potential property
- Private parking
- Countryside views
- 0.347 acres



Offers In Excess Of £450,000

Freehold



Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE DWELLING

This cottage is all about position and potential. The property lies in some glorious rolling countryside to the north of Bridport surrounded by open countryside. The property was originally a cottage that has over the years been substantially enlarged however it is now in need of refurbishment. Given the size of the plot, it is anticipated that the next owner will want to substantially remodel and enlarge the property subject to obtaining the necessary planning consents. As the property is not listed this really is an outstanding opportunity.

ACCOMMODATION

The accommodation is arranged as following. On the ground floor, the original sitting room and dining room are arranged either side of hallway to the front behind which there is a substantial kitchen running along the rear of the property with, to one end, a conservatory and to the other a wet room, a utility room and a study/garden room. Upstairs there are three bedrooms served by both a WC and a bathroom. The property has a newly installed private drainage system that complies to the 2020 binding regulations and mains water is also newly installed.

OUTSIDE

To the front of the property a pedestrian gate gives way to a paved path that leads up to the front door. On the south side of the cottage there is a paved terrace. On the east side of the property, there is a vehicular access that flows through to a substantial area of hardstand which leads up to the cottage and provides parking/turning for any number of cars. The vast majority of the garden lies on this side of the cottage and is for the most part laid to lawn bordered by the village brook, hence the name. Within the gardens there is a useful summer house and the plot it all extends to 0.347 acres.

SITUATION

Waytown is a small hamlet a short distance from the larger village of Netherbury which is in a designated conservation area comprising mainly period stone houses and cottages for which the area is well known. It has a church and village hall and the 'Hare and Hounds' public house can be found in Waytown. Beaminster to the north offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. The market

town of Bridport lies approximately 4 miles to the South. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events.

DIRECTIONS

What3words://alarmed.cheat.elections

SERVICES

Mains electricity and water. Private treatment plant for drainage and an oil fired AGA in the kitchen for heating.

Broadband - Standard speed available.

Mobile - Indoor is very limited coverage and outdoors is good.

<https://checker.ofcom.org.uk/>

Council Tax Band: E (Dorset Council - 01305 25010)
EPC: F

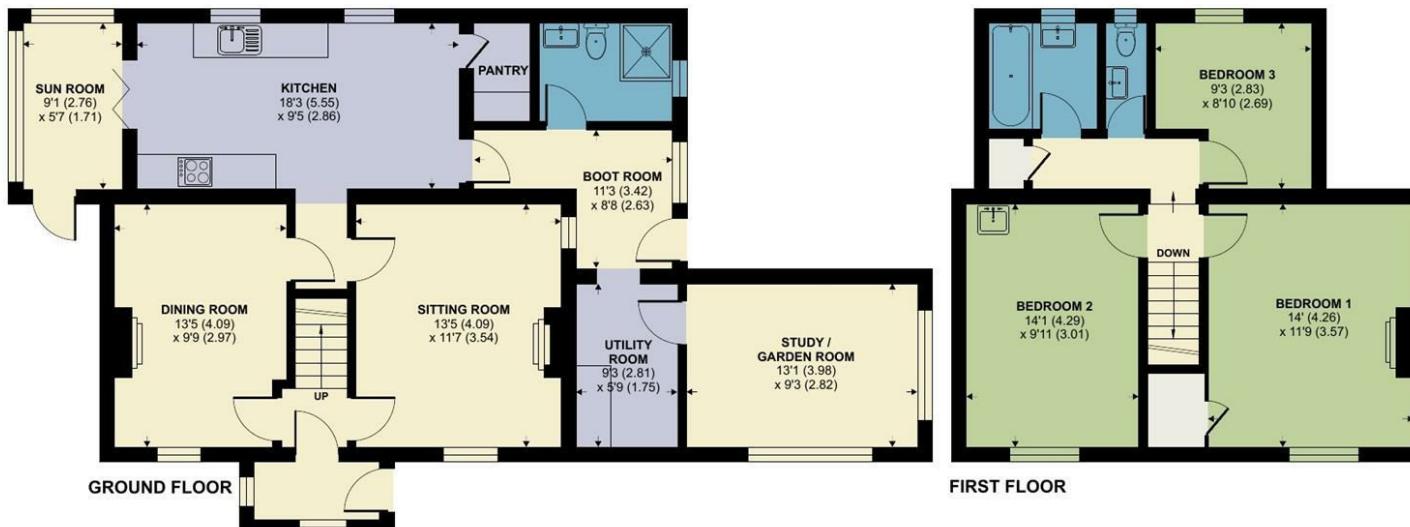
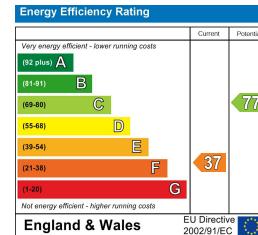




Lambrook Cottage, Waytown, Bridport

Approximate Area = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Symonds & Sampson. REF: 1269842



Bridport/SA/09102025REV



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