



## Horseman Cottage, 1, Manor Farm Cottages, Higher Eype, Bridport, Dorset, DT6 6AT



- Unfurnished
- Available immediately
- Surrounding views of the sea and country views

- Short term let
- Character cottage
- South facing garden

£1,350 Per Calendar Month/£311 Per week



This two-bedroom character cottage is situated in the popular location of Higher Eype, with stunning views of the surrounding countryside and towards the sea.

Available immediately for an initial 12 month tenancy. Not suitable for pets due to nearby livestock and open plan garden.

The downstairs accommodation comprises of kitchen with electric oven, gas hob and integrated washing machine, living room with feature wood burner and a bathroom with a bath over the shower, w/c and sink.

On the first floor is two double bedrooms and a w/c. Both bedrooms benefit from views.

The garden is predominately laid to lawn with an array of planted borders and flowers and a patio area. There is a large summer house and a shed to the rear.

At the front of the property is a driveway which has parking for several cars and access to a garage.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Electric, Gas and Water. Heating is via Gas central heating. Rent is inclusive of drainage. There is good mobile phone signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent - £1,350.00 per calendar month / £311.00 per week

Holding Deposit - £311.00

Security Deposit - £1,557.00

Council Tax Band - D

EPC - Exempt



## SITUATION

The property is situated in the hamlet of Higher Eype, close to the village of Eype itself. Eype is a small village to the South West of Bridport with attractive cottages and houses, a hotel and a public house and access to the South West Coast Path and the beach. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay is a walk along the coast, with its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports, golf and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

## DIRECTIONS

What3Words:///gracing.hillsides.reinforce



BridLets/RT/31/07/25



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