

Symonds
& Sampson



The Coach House
Chideock Court, Mill Lane, Chideock, Bridport

The Coach House

Chideock Court
Mill Lane
Chideock
Dorset DT6 6JS

Charming two bedroom converted coach house, just a short walk to the beach.



- Short walk to local beach, shop and pubs
 - Off road parking
- Enclosed south-facing garden
 - No onward chain

Guide Price **£500,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

An attractive stone house presented in excellent decorative order throughout, with an enclosed south facing garden and off road parking, situated in the village of Chideock. Currently used as a successful holiday let, the property would be suitable for a variety of uses, including a main home, second home or holiday let investment.

ACCOMMODATION

The accommodation is simply laid out, arranged around a large entrance hallway with the dual aspect living room to one side. The living room has a focal point of an original stone fireplace equipped with a woodburning stove and flagstone hearth, and has double doors out into the enclosed south facing rear garden. The kitchen is to the other side, and is equipped with a comprehensive range of units and cupboards, with an electric oven and induction hob and space for a good sized dining table. Also on the ground floor is a shower room, with WC and basin.

Upstairs there are two double bedrooms, one with an ensuite, both with double aspect dormer windows. There is a second bathroom serving the second bedroom. All rooms on this floor are built into the eaves, so there is restricted head height in some areas. The property is in excellent decorative order throughout, has UVPC double glazing and gas fired central heating.

OUTSIDE

The house is accessed from the road through a wrought iron gate, into a gravel driveway with two parking spaces on the left hand side. Perennial shrubs and hedging plants run along the front of the house and there is a wooden gate to the left which accesses the rear garden. French doors from the living room lead out onto an attractive paved patio area, with steps up to a small lawn edged with small trees and hedge planting in beds on either side. At the end of the garden is a further paved seating area and a good sized wooden summerhouse. The garden is south facing and fully enclosed.

SERVICES

Mains electricity, gas, drainage and water. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>)

Council Tax Band: D (Dorset Council - 01305 251010)

EPC: E

SITUATION

The property is quietly situated in Chideock, a popular West Dorset village in an Area of Outstanding Natural

Beauty and a Conservation Area. There is a short walk to the beach at Seatown and the renowned Jurassic coastline. Bridport is about four miles away and is a bustling and vibrant market town with a history of rope-making. It has a variety of shops, public houses and restaurants catering for a range of tastes and is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Communication links are good with road links along the A35 and mainline stations at Dorchester, Axminster and Crewkerne.

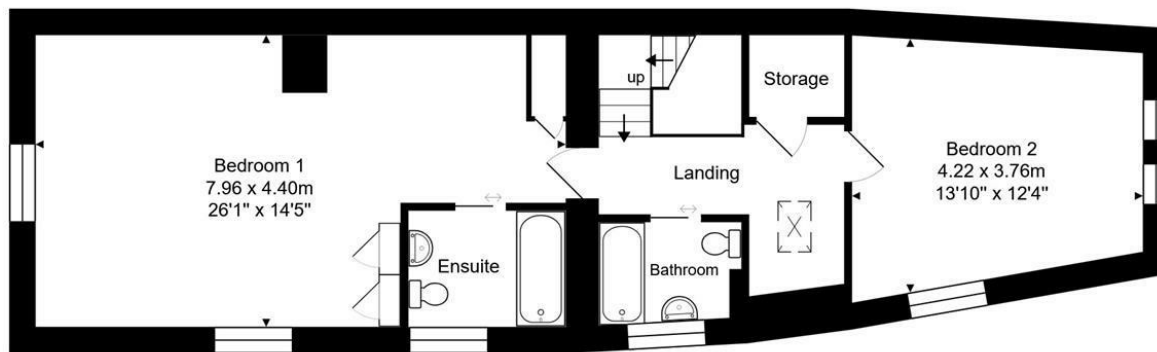
DIRECTIONS

What3words/////gaps.warmers.overture

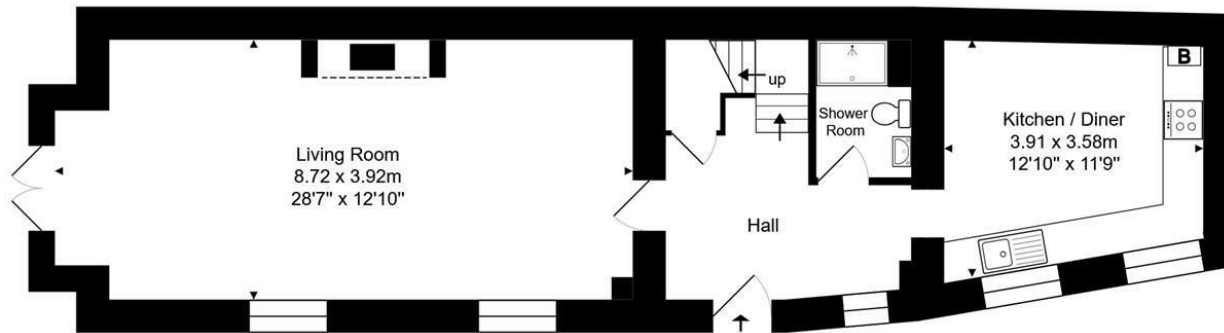
MATERIAL INFORMATION

The property has a right of way over the driveway off Mill Lane. It is understood that the driveway is owned by Chideock Court.





First Floor

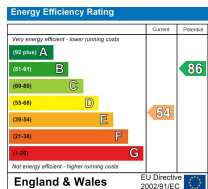


Ground Floor



Total Area: 132.4 m² ... 1426 ft²

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



Bri/DME/030925



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