



Symonds  
& Sampson

13b Barrack Street  
Bridport, Dorset



# 13b Barrack Street

Bridport  
Dorset  
DT6 3LX

Beautifully presented Grade II Listed character cottage with spacious accommodation and a delightful front garden, situated in a tucked away location in the heart of Bridport Town.



- Sympathetically modernised throughout
  - Period features
  - Wood burner
- Secluded and quiet town centre location
  - Private front garden
  - No onward chain

Guide Price **£260,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)





## THE DWELLING

This property presents a fantastic opportunity to acquire one of Bridport's hidden gems, tucked away along a terrace of period cottages with its own private garden. It is believed to be a former Ropemaker's cottage and has handsome red brick elevations under a slate roof. The property has been sympathetically modernised and improved under the current ownership, seamlessly blending character features with all the modern amenities one would expect and is currently used as a very successful holiday let.

## ACCOMMODATION

A front door leads into the sitting room, however previous owners have more often used the entrance into the kitchen. The kitchen is within a sympathetic extension and has a high vaulted ceiling allowing for an abundance of natural light through the Velux window. A selection of base level units are fitted with solid wood worksurfaces over, the cooker is a combination of an electric cooker, microwave and an induction hob with an extractor hood. The sitting room is of generous proportions, with a beautiful log burner taking centre stage with elm floorboards and light-wooden beams to the ceiling. To one corner are some attractive wooden storage cupboards with open shelves above and there is also a large cupboard

under the stairs.

On the first floor there is a good sized double bedroom, with a beautiful vaulted ceiling with wooden beams. The bathroom is fitted with a white suite, with painted wooden panelling and the airing cupboard. The suite comprises a bath with shower attachment over, W/C, wash hand basin and there is a heated towel rail.

## OUTSIDE

Access to the property is via a discreet door which leads from Barrack Street, onto a shared pathway which runs along the front of the terrace of properties. The property sits at the end of the pathway and has a delightful garden to the front which is designed for ease of maintenance and laid to gravel with planted borders and space for potted plants. There is also a large summerhouse and despite being in the centre of town, the garden feels very secluded and is a quiet spot.

## SERVICES

Mains water, electricity and drainage. Electric heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>). Dorset Council Tel: 01305 251010 Council Tax Band: Exempt (Previously a B).

## SITUATION

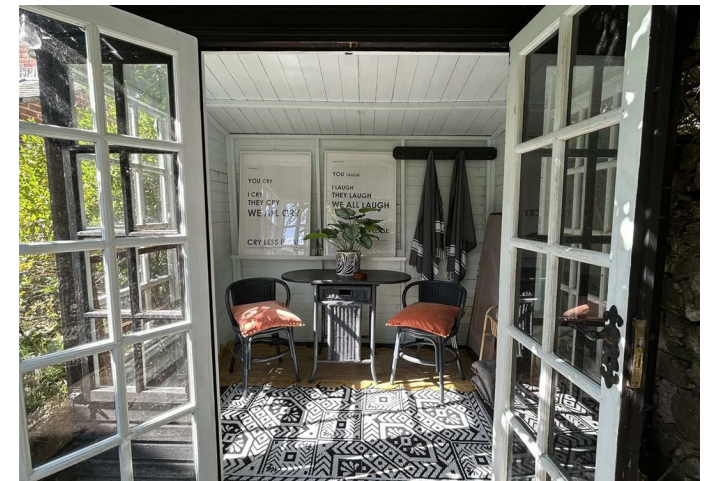
The property sits right in the heart of Bridport, a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has an excellent variety of independent shops, supermarkets, hotels, pubs, restaurants and cafes catering for a range of tastes and wide ranging arts and music events, including the Literary Festival and Dorset Arts Week. There is a thriving twice weekly market with food, clothes, hardware and antiques and bric a brac. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. There is a good choice of primary and secondary schooling in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

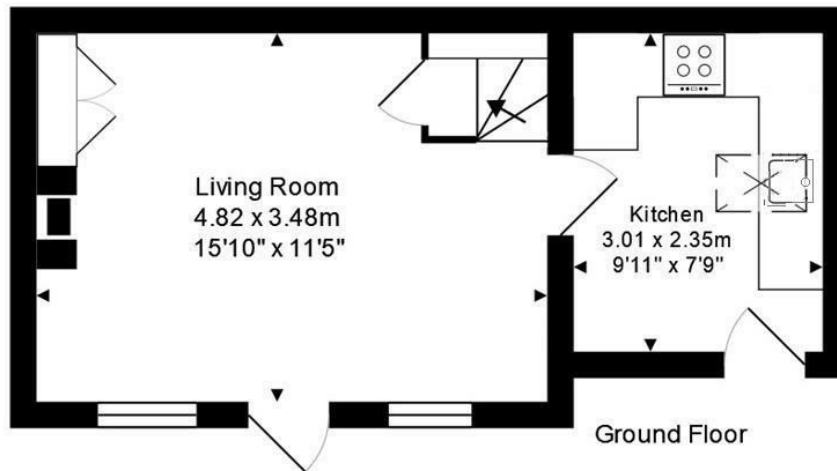
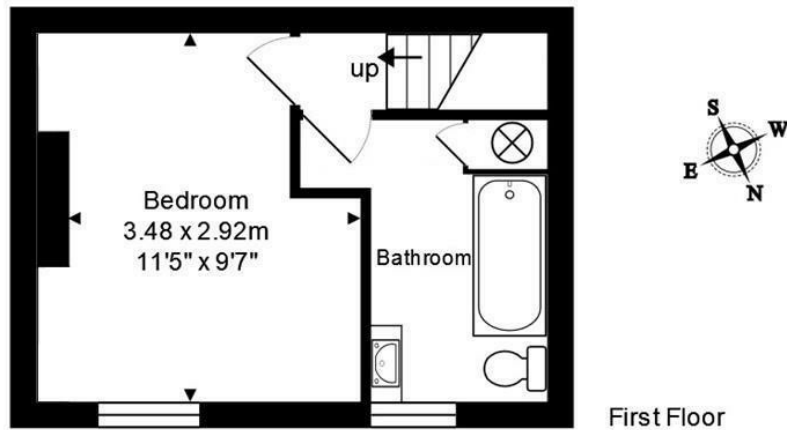
## DIRECTIONS

What3Words:///dose.offers.skylights

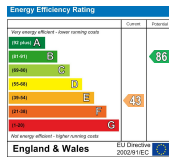
## MATERIAL INFORMATION

The property has a right of way on foot over the passageway from Barrack Street. The neighbouring property has a right of way over the path to the front to access their property.





Total Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>  
Not to scale. Measurements are approximate and for guidance only.



Bri/DME/150925



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