



Symonds
& Sampson

2, Old School Houses

Village Road, Bradpole, Bridport

2, Old School Houses

Village Road
Bradpole
Bridport
Dorset DT6 3EP

A desirable 3 double bedroom period property with a lovely garden and studio, in a popular location.



- Spacious accommodation
- Character period property
- Super insulated garden office
- Generous mature garden
 - Unlisted
- Village location

Guide Price **£360,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Situated in a village location, 2 Old School Houses sits in an elevated position overlooking the village roofscape and the hills beyond. Built in attractive mellow stone, the property was converted in the 1960's from the village school. Internally it has delightful period features running throughout, including mullion stone window surrounds, panelled walls and window seats. The spacious interior is spread across two floors. The garden is a lovely outside space and includes an insulated garden studio. Early viewing is strongly recommended.

ACCOMMODATION

A glazed entrance door opens into a lobby and then leads through to a second door into the main hallway, which extends to the rear of the property. It is beautifully finished with original panelling, and has a door to the rear garden and stairs rising up to the first floor, with a wrought iron banister. The main reception room is generously proportioned and is perfect for a family to relax in, with a front aspect and a stone fireplace surround with gas fire fitted as a focal point. The kitchen/breakfast room has a comprehensive range of wall and floor cupboards and drawers, with work surfaces incorporating a single drainer stainless steel sink unit and space for a dishwasher, washing machine and slot-in cooker. The kitchen also benefits from an understairs storage cupboard and a hatch to the sitting room.

Upstairs there are three double bedrooms and you will see beautiful beams/trusses throughout. The principal bedroom, with its solid wood floors, comes with a useful ensuite bathroom with curved shower unit, basin and WC. Bedroom two is a good sized double, whilst bedroom three could be either a bedroom or potential garden room as it has French doors opening out to a bridge leading directly to the garden. There is also a family bathroom with bath, overhead shower, solid wood vanity unit with basin and WC.

OUTSIDE

To the rear of the property, steps lead up to a charming garden with a lawn edged with mature trees and shrubs. Set to the rear, overlooking the garden and beyond to the surrounding rooftops and hills, is an insulated garden office/studio, perfect for the homemaker. A slightly elevated path leads up to the front door.

SITUATION

The property is situated near the village of Bradpole, on the edge of the bustling and vibrant market town of Bridport. 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:///bends.glow.deck

SERVICES

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

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: E

LOCAL AUTHORITY

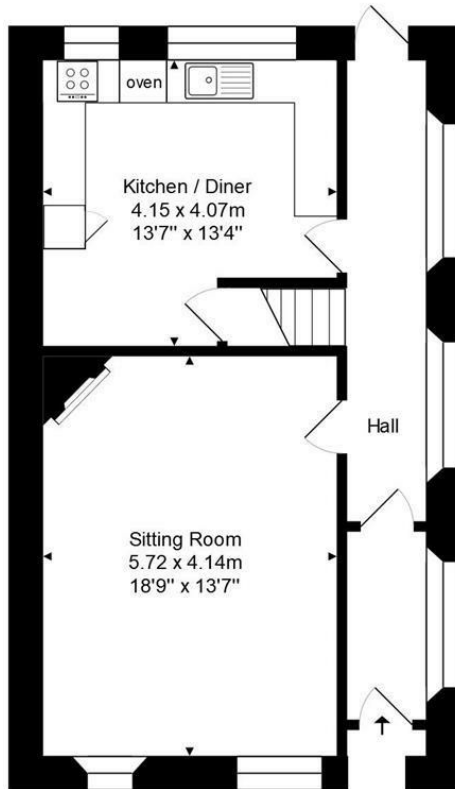
Dorset Council - 01305 251010

Tax Band: C

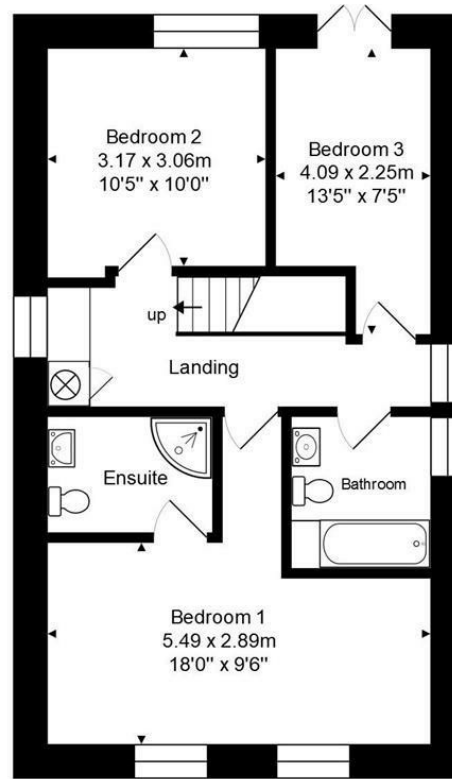


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-141 A			87
81-101 B			
65-80 C			
50-64 D			
35-49 E			
21-34 F		48	48
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor

Total Area: 109.5 m² ... 1178 ft²
Not to scale. Measurements are approximate and for guidance only.



BRI/CCC/14072026



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