

Symonds
& Sampson

106 North Allington
Bridport, Dorset

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Bridport
Dorset DT6 5DZ

Charming Grade II Listed 3/4 bedroom townhouse with a wealth of character and a beautiful garden, just a short step from Bridport town centre.



- Spacious living accommodation
 - Workshop/storage
- Walkable distance to local town
- Modern decorated character property



Guide Price £400,000

Freehold

Bridport Sales
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THE PROPERTY

The property is believed to date back to the late 18th Century and is Listed as being of historic and architectural interest Grade II. The property has over the years been remodelled and extended to create some exceptional living spaces on the ground floor and some good bedroom accommodation on the first. In recent years the property has been refurbished taking in the electrics, the central heating system including the boiler, the bathrooms and the kitchen with redecoration throughout and the installation of engineered oak flooring in the rear parts of the ground floor. The property has good ceiling heights and character features that include sash and casement windows, picture rail and open fireplaces to name but a few.

On the ground floor there is a sitting room to the front of the house centred around a fireplace equipped with a wood burning stove which in turn flows through to a spacious fitted kitchen with a second fireplace and space for an everyday dining table to its centre. Beyond the kitchen lies 2/3 rooms that can be used in any number of ways but at present are used as a garden room to one side providing a daytime living space that flows out to the garden and a studio to the other that in turn gives way to a conservatory that also has double doors onto the garden. Behind the garden room the passageway leads to a downstairs shower room, beyond which there is access to a garage/workshop. This has original folding doors to one end onto the street and a useful utility area to the other that houses the washing machine, central heating boiler and hot water tank. Upstairs there are three good bedrooms, one of which is particularly spacious, served by a family bathroom

equipped with a contemporary ball and claw bath and separate shower.

OUTSIDE

The gardens to the rear are a particular feature of the property and are arranged as a series of rooms, each planted with its own character and designed to create a surprise at each turn. There is an unusual variety of mature plants, shrubs and trees, calculated to give shape colour and form throughout the seasons. Nearest the house there is a paved terrace that gives way to a gravel garden. Beyond there is a pergola-topped area of decking with a vine over providing shelter from the midday sun and giving way to a large timber summerhouse. Close to the end of the garden there is a magnificent Eucalyptus beyond which there is a sunken garden with an altogether different feel to it, complete with an ornamental pond and a timber garden shed to the corner. This is a lovely garden that can be enjoyed all year round.

To the side of the house there are double doors through the original carriage arch to a narrow garage, suitable for storage or a workshop.

SITUATION

The property lies on the North Western edge of the town, within easy distance of all the amenities. Bridport is 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 a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent

arts and music events. 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:///misted.releasing.protected

SERVICES

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

Broadband - Superfast speed available.

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

EPC: TBC

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: C

AGENTS NOTE

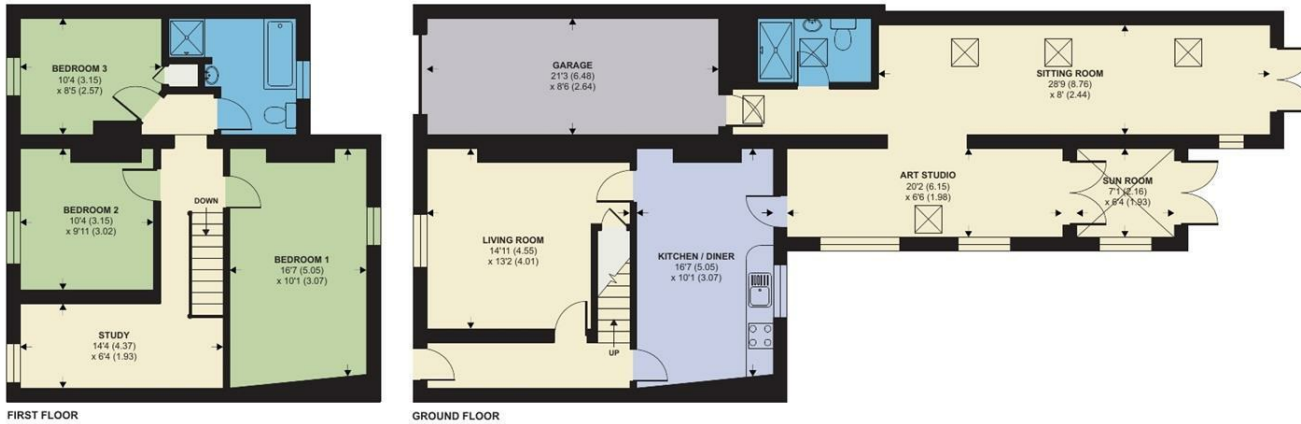
These photographs were taken in 2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon rating)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Very energy inefficient (highest carbon rating)			
England & Wales		EU Directive 2002/91/EC	

North Allington, Bridport, DT6 5DZ

APPROX. GROSS INTERNAL FLOOR AREA 1820 SQ FT 169 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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