



Symonds
& Sampson

Lynch Cottage

Dottery, Bridport

Lynch Cottage

Dottery
Bridport
Dorset DT6 5PU

Charming two bedroom country cottage adjoining open farm land, a short drive to Bridport town and the beach.

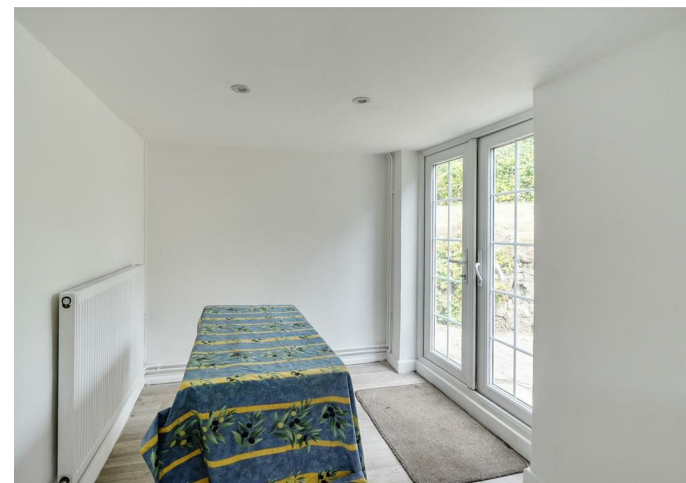


- Countryside views and peaceful surroundings
 - Character cottage
 - Off-road parking
 - No chain

Guide Price **£280,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

Lynch Cottage is one of a pair of agricultural labourers' cottages, probably built in the 19th century, with colour washed elevations under a slate roof. The beauty of this property is not only its gardens to two sides, but its position deep in the Dorset countryside adjoining open farmland while also being within short motoring distance of both the vibrant town of Bridport and the beach at West Bay. In addition, subject to obtaining the necessary planning consents, the property has huge potential to extend in the same way as the attached property.

ACCOMMODATION

The accommodation is simply laid out, with a sitting room focused around a fireplace equipped with a woodburning stove to the centre of the property, and to one side a kitchen/dining room with a kitchen area to one end and a dining area to the other. The kitchen has a comprehensive range of floor and wall mounted units and cupboards, equipped with an electric oven, a ceramic hob and a dishwasher, with space for a washing machine. In addition downstairs there is a bathroom equipped with an electric shower over the bath.

Upstairs there are two good bedrooms. The property is double glazed, has a private treatment plant shared with its neighbour and has oil fired central heating with a boiler that

was replaced recently. There is a useful outhouse to the rear of the property that currently houses the oil fired boiler and makes a good general storage room.

OUTSIDE

On the east side of the property there is a substantial area of garden laid to lawn enclosed by a mature hedge, above which there is a decked terrace that looks out over open countryside. Behind the cottage there is an area of driveway laid to stone chippings that provides parking for a couple of cars. Above the parking area there is a second area of garden laid to lawn which looks over the adjoining field, with a useful timber garden shed to one corner.

SITUATION

The property enjoys a semi-rural location, being within striking distance of Bridport and the Jurassic coastline. 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 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:///kings.gets.cocoons

SERVICES

Mains water and electricity. Oil fired heating. Private treatment plant shared with neighbour. Broadband - Standard speed is 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
Total energy efficient - lower running costs		
92-100	A	100
81-91	B	
69-80	C	
55-68	D	
43-54	E	51
31-42	F	
1-30	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

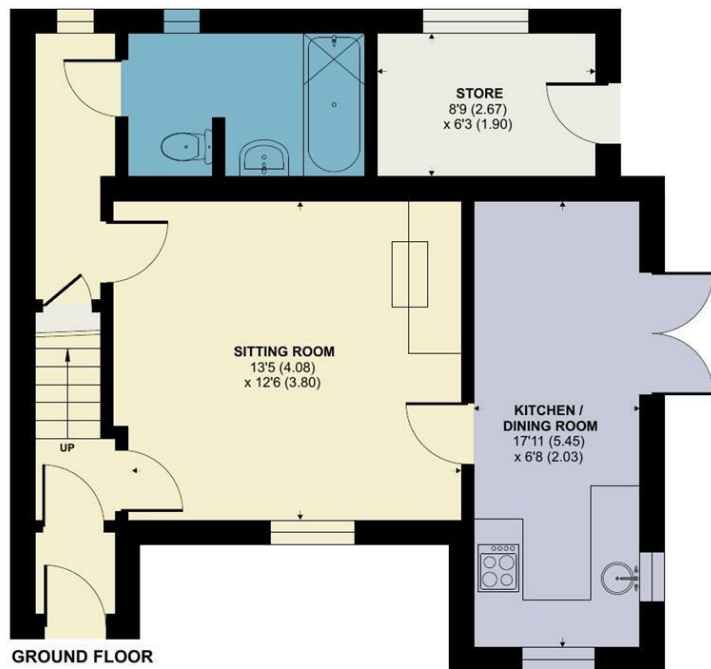
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Approximate Area = 749 sq ft / 69.5 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 799 sq ft / 74.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1469757



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