



1 Ackerman Cottages



# 1 Ackerman Cottages

Folly Mill Lane, Bridport, Dorset DT6 3PR

Jurassic Coast 2 Miles Lyme Regis 11 Miles Dorchester 14 Miles

A delightful 3 double bedroom modern cottage located in a peaceful, tucked-away position at the heart of Bridport town.

- End-of-Terrace Modern Cottage
- Just a Short Walk to Bridport Town Centre
- 3 Double Bedrooms
- Off Road Parking
- Superb Tucked-Away Position
- Well Presented Accommodation
- Integral Garage/Office
- Charming Front and Rear Gardens

Guide Price £325,000

## THE PROPERTY

1 Ackerman Cottages is a charming end-of-terrace home offering well-proportioned and beautifully presented accommodation in a peaceful yet incredibly convenient position within Bridport town centre. Built to an exacting specification in the 1990s with every modern amenity in mind, the property has been well maintained and improved under the current- and previous- ownerships including, more recently, replacement windows, a new gas-fired central heating boiler (installed in 2019) and alterations to the garage to allow it to be used as an office space if required. Consequently, 1 Ackerman Cottages offers great comfort and convenience with a sense of individuality; a combination rarely seen in properties of this age.

The front door opens into a charming sitting room which features a brick open fireplace and leads through to the kitchen/dining room with fitted wall and base units, integrated oven and hob and spaces for other appliances. A delightful addition to the property under a previous ownership, the sun room is located at the rear of the house and offers a relaxing, peaceful setting with direct access to the rear garden.



There is also a ground floor cloakroom and a pedestrian door leading into the garage which has been improved by the addition of a centrally-heated radiator and a part glazed door and windows to the front, allowing it to be used as an office and providing a perfect work space for those working from home. Cleverly, the electric roller door of the garage has been left in place, allowing it to easily be adapted back to a secure parking space if required. The garage further benefits from plumbing for laundry facilities.

From the sitting room, stairs rise to the first floor where there are three generous double bedrooms, two of which benefit from excellent built-in storage, whilst the third bedroom is currently used as a snug. The family bathroom can also be accessed from the landing and is fitted with a suite comprising bath with shower over, WC and wash hand basin.

#### OUTSIDE

A further enormous asset to the property is the outdoor space, which includes attractive, level front and rear gardens together with driveway parking. The rear garden is a particular feature, enjoying a sunny south-facing aspect and surrounded by a combination of fencing and a characterful stone wall, creating a secure sun trap in which to appreciate the tranquillity of the location. There is also a timber shed providing ample garden storage.

#### SITUATION

The property is located in a peaceful, tucked-away position on Folly Mill Lane, a no-through road, and is therefore very close to Bridport town centre and the water meadows. Bridport is known for its friendly and active community with shopping, leisure and cultural amenities to suit a broad variety of interests including a twice-weekly street market, Arts Centre, leisure centre, independent and national retailers, a choice of supermarkets and a wide selection of pubs, restaurants and cafes. There are also schools for children of all ages within the town. The area is designated one of Outstanding Natural Beauty and the Jurassic Coast World Heritage Site is just 2 miles from Bridport at West Bay.

#### AGENTS' NOTE

We understand that the tree to the front of the property is subject to a Preservation Order.

#### SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating - boiler replaced in 2019.

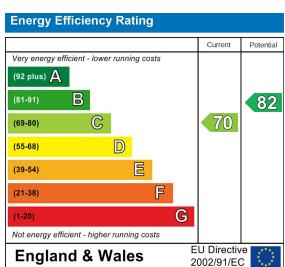
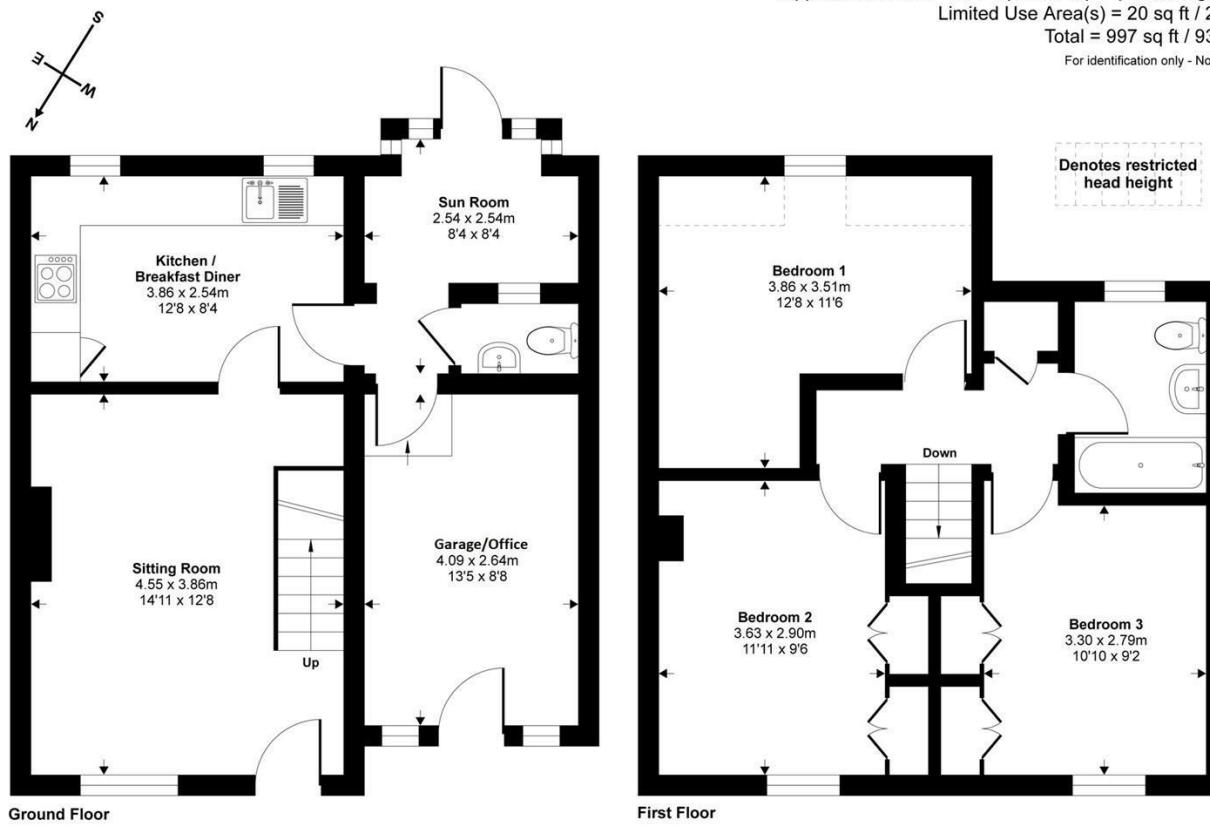
#### VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

#### DIRECTIONS

From Bridport Town Hall proceed along South Street and take the first available left into Folly Mill Lane. Continue past Bridport Coachworks and proceed to the end of Folly Mill Lane. The property can be found on the right shortly before Back Rivers Lane.





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