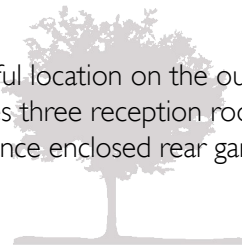




## Queenwell, Bridport

This spacious four double bedroom cottage-style home is situated in a peaceful location on the outskirts of the village of Pymore, which is within walking distance of Bridport town centre. Surrounding by beautiful open countryside, this property includes three reception rooms, fitted kitchen with walk-in larder, family bathroom and large master en-suite. It also benefits from a car port, detached single garage and low maintenance enclosed rear garden. EPC rating D.



Offers in excess of £400,000



### Situation

Pymore is a delightful riverside village on the outskirts of Bridport. Served by a popular public house, The Pymore Inn, Pymore has undergone major redevelopment in recent years and is surrounded by beautiful open countryside providing an array of bridle paths and beautiful walks. It is also within walking distance of Bridport town centre (approx 1 mile), which is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Within the town's boundary also lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline. Local facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.

### Accommodation

This spacious cottage-style four bedroom home is located in the quiet cul-de-sac of Queenwell on the edge of Pymore. Properties rarely come available in Queenwell, which provides a wonderful combination of peaceful countryside living whilst still being in close proximity to a town and a wealth of amenities. Beautifully presented and maintained, this property offers four good-size double bedrooms, large master en-suite and family bathroom. It also includes three reception rooms and a fitted kitchen with Rangemaster gas cooker and walk-in larder. Another major feature of this delightful home is the car port and detached single garage, providing plentiful off-road parking. It also ideal for dog owners with the low maintenance rear garden being completely enclosed. The garage also benefits from power, light and plumbing. UPVC double glazed and gas central heated, there is also scope for the property to be extended subject to the necessary planning consents. EPC rating D.

### Key Features

- \* Four double bedroom cottage-style home situated in a peaceful village location within walking distance of Bridport town centre.
- \* Three reception rooms including a sitting room with open fire, formal dining room and conservatory.
- \* Fitted kitchen with walk-in larder, Rangemaster gas cooker, tiled flooring and space for dishwasher and fridge/freezer.
- \* Large master en-suite shower room and family bathroom.
- \* UPVC double glazed and gas central heated.
- \* Countryside views.
- \* Potential to extend subject to the necessary planning consents.
- \* Low-maintenance enclosed rear garden with patio and lawned areas.
- \* Detached single garage with up-and-over door, plumbing, electric and light.
- \* Car port providing off-road parking.
- \* Exempt from the Pymore Village Management Annual Charge.



**Room Dimensions 5.77m x 3.18m (18'11 x 10'05)**

Ground Floor

Sitting Room: 15'02 x 12'00 (4.62m x 3.66m)

Kitchen: 11'08 x 8'11 (3.56m x 2.72m)

Dining Room: 9'11 x 9'00 (3.02m x 2.74m)

Conservatory: 11'06 x 11'06 (3.51m x 3.51m)

First Floor

Master Bedroom: 15'03 x 9'07 (4.65m x 2.92m)

Master En-suite: 9'07 x 5'11 (2.92m x 1.80m)

Bedroom Two: 12'04 x 11'09 (3.76m x 3.58m)

Bedroom Three: 12'04 x 9'00 (3.76m x 2.74m)

Bedroom Four: 11'06 x 8'09 (3.51m x 2.67m)

Family Bathroom: 6'07 x 6'00 (2.01m x 1.83m)

Outside

Single Garage: 18'11 x 10'05 (5.77m x 3.18m)

**Services**

Mains electricity, water and drainage are connected. Gas fired heating. Broadband and satellite also available.

**Local Authorities**

Dorset Council. South Walks House, South Walks Road, Dorchester, Dorset. DT1 1UZ. Tel: 01305 211970

We are advised that the council tax band is D.

**Viewings**

Strictly by appointment:

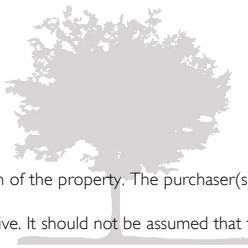
Parkers Property Consultants and Valuers. Tel: 01308 420111

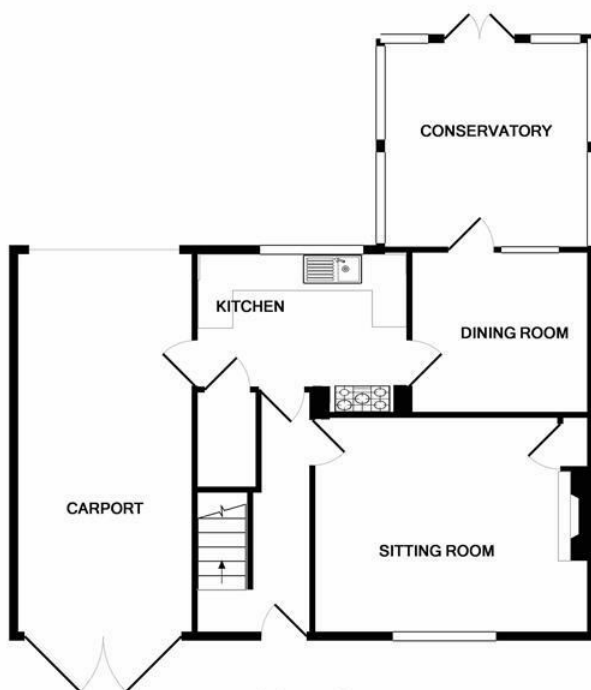
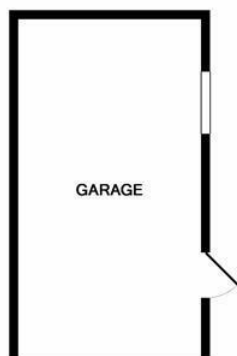


Important notice. Parkers notify that:

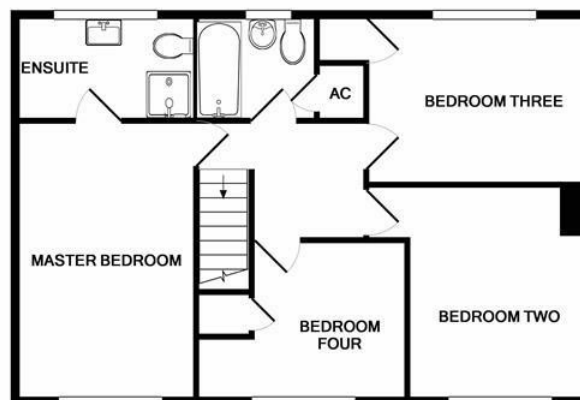
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





GROUND FLOOR  
APPROX. FLOOR  
AREA 989 SQ.FT.  
(91.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 657 SQ.FT.  
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (153.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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