



Port Cottage



Port Cottage

Eype, Bridport, Dorset, DT6 6AL

The Beach 100m Bridport 2 Miles Lyme Regis 10 Miles

An intriguing character cottage for improvement in a highly desirable Jurassic Coast village.

- Rare One-Off Opportunity
- Attached Character Cottage
- In Need of Improvement
- Superb Beachside Position
- Former Chalet with Scope to be Reinstated
- Country Views and Sea Glimpses
- Generous Plot - 0.2 acres

Guide price £400,000

THE PROPERTY

With properties rarely available on the open market within Eype, Port Cottage can only be described as an exciting, unique opportunity to acquire, improve and enjoy a part of this wonderful Jurassic Coast Village. Believed to date back to 1875, when it was built as a fisherman's cottage, this chocolate box cottage, thatched with water reed from Abbotsbury Swannery, has been subject to extensive enlargement and renovation under the current ownership, yet there is now great scope for a new owner to carry out further improvements, thus ensuring that the property can continue to cater for the needs of the busy modern lifestyle. Although the property is not listed, a host of character features typical of the property's age can be found throughout the older part of the cottage including two fireplaces in the reception room, exposed floorboards and window seats and a further benefit is the wonderful open outlook across the surrounding rolling hills, countryside and village with glimpses of the sea from the garden.

THE CHALET

Within the grounds of the cottage is a former detached chalet/ studio building which has fallen into disrepair. There is scope to reinstate or rebuild the chalet to provide useful ancillary accommodation, subject to any necessary consents being obtained. Planning advice



has been obtained as follows:

"With regards to the garden structure, I believe there is a good prospect that this could be rebuilt/replaced with a new structure provided this were to fulfil a similar role to the old facility (i.e: a use ancillary to the main house). This opinion is based on a number of aspects; Firstly, the fact that there is an existing structure (albeit dilapidated), which is understood to have had such an ancillary use previously is a very important consideration and even though this structure is most likely abandoned, the overall use of the planning unit remains residential. Secondly, even though the site is within the ANOB, there are Permitted Developments rights in the General Permitted Development Order relating to the provision of ancillary buildings for uses incidental to the main house and whilst these rights are certain to certain limitations, it could well be that a proposal could be engineered to fit the limitations.

Finally, setting the other points aside, there is a general policy support for development ancillary to an existing residential dwelling and therefore subject to specifics in terms of design and layout and in turn any impacts on neighbours or landscape character etc this is the type of development one would normally expect to be approved. Any use would need to remain incidental to the main house and this would include uses like; gym, studio, home office, accommodation for friends/family etc etc but not standalone holiday letting accommodation, though very occasional use (up to 28 days) for such would not constitute a material change of use"

OUTSIDE

Port Cottage enjoys a generous plot of 0.2 of an acre enjoying an open aspect and sea glimpses, much of which is arranged to the side and front and can be accessed from the lane via an attractive flight of stone steps which have previously been featured in Dorset Life magazine and as such are somewhat of a local landmark. An unmade driveway offers excellent parking potential with plenty of space for garaging to be built, again subject to any necessary consents.

SITUATION

The property is located in a peaceful position just a short walk to Eype Beach. Village amenities include a church, village hall and pub, and the thriving centre of Bridport is just a few miles away with a broad range of shopping, leisure and cultural experiences to suit all tastes. Wonderful walks can easily be reached from the property including the South West Coast Path.

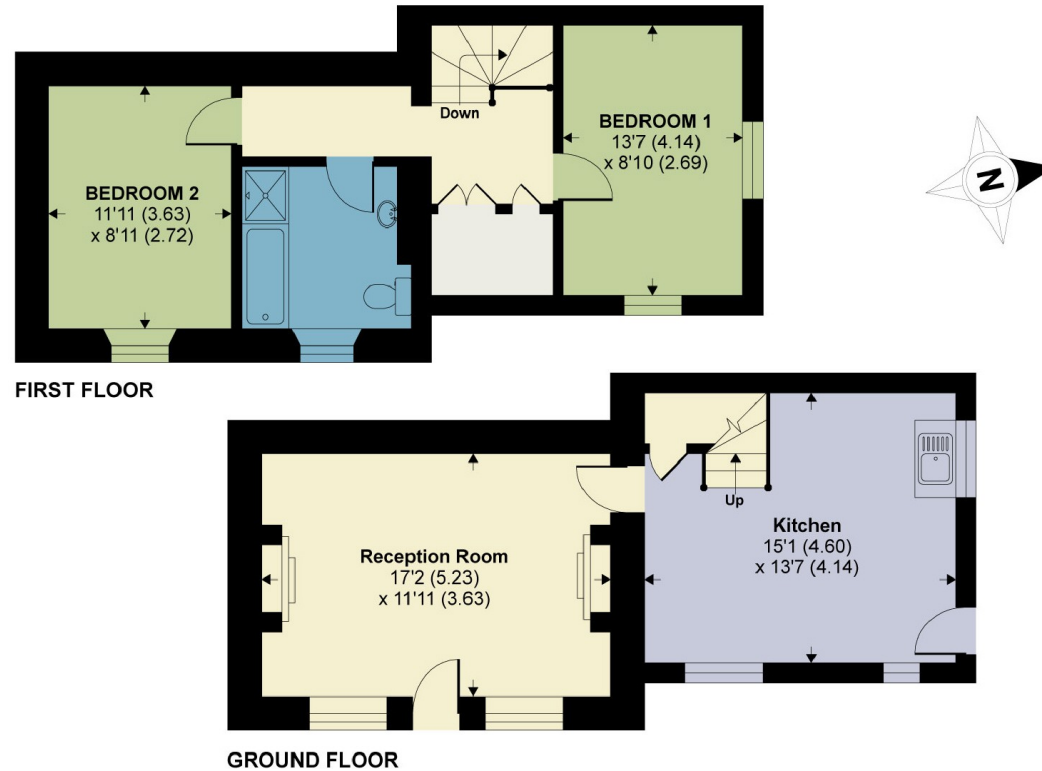
SERVICES

Mains water, drainage and electricity. DIRECTIONS from the agent.



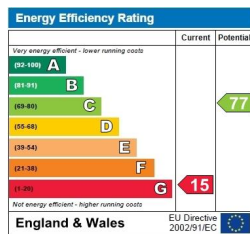
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APPROX. GROSS INTERNAL FLOOR AREA 856 SQ FT 79.5 SQ METRES



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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