



Little Seagulls



**STAGS**



# Little Seagulls

14 King Street, Bridport, Dorset, DT6 3QD

Jurassic Coast 2 Miles Lyme Regis 10 Miles Dorchester 16

## A delightful character cottage on a traffic-free road in Bridport Town Centre

- Terraced Period Cottage
- 1 Double Bedroom
- Open Plan Sitting/Dining Room/Kitchen
- Attractive Rear Courtyard
- Outbuilding/Former Washhouse/Laundry Room
- Beautifully Presented

Guide price £199,950

### THE PROPERTY

Little Seagulls is a delightful character cottage which is pleasantly and advantageously situated on a no-through road close to Bridport town centre. Believed to date back to the late 18th century, the property is Grade II Listed with a charming red brick frontage and lovely features such as dado rails in many rooms and an interesting former wash house in the courtyard in which the original fireplace and chimney are very much in evidence. The cottage has been sympathetically updated under the current ownership, which has lasted 10 years, to create an attractive and comfortable accommodation with modern yet complimentary fixtures and fittings including a handsome wooden kitchen with granite work surfaces and a contemporary bathroom suite. There is an abundance of natural light throughout owing to the large windows and fresh, neutral scheme of decoration which includes engineered oak flooring on the ground floor, the tone of which was selected to be reminiscent of the beach, which is just 40 minutes' walk to the south.

The accommodation, which comprises an open plan sitting/dining room/kitchen, 1 double bedroom and a large bathroom, is beautifully proportioned throughout with generous room





sizes. Every modern convenience is catered for throughout including a built in fridge, oven, gas hob and extractor fan in the kitchen, smoke and carbon monoxide alarms, attractive sunken spotlights in the sitting room and conversion of the former wash house/outbuilding to provide a laundry room with an outside tap and ample electricity points, making this a superb permanent or second home, or an attractive option for long and short term letting: the current owner has previously used the property as a successful holiday let.

### OUTSIDE

The property benefits from a fabulous rear courtyard which, bordered partly by whitewashed walls, is a wonderful place to relax outside and enjoy the west-facing aspect.

### AGENTS' NOTE

Parking is available in the nearby East Street Car Park, subject to availability. Permits are available from West Dorset District Council.

The property is accessed from King Street via a right of way across part of a passageway belonging to the neighbouring property.

### SITUATION

King Street is an attractive no-through road located within Bridport Town Centre and therefore within easy reach of the many attractions of the town, which include a vibrant shopping centre of local and national retailers, a twice-weekly street market, an Artisan Quarter, Arts Centre and leisure centre. The Jurassic Coast World Heritage Site is around a mile's drive or 40 minutes' walk to the south at West Bay with fantastic walks, bathing beaches and water sports. The County town of Dorchester is within easy reach, as is popular and picturesque Lyme Regis.

### SERVICES

All mains services. Gas fired combi boiler (wall mounted heater in bathroom). Smoke and carbon monoxide alarms.

### VIEWINGS

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

### DIRECTIONS

From Bridport town hall, proceed on foot along East Street and at the Lord Nelson Hotel turn right into King Street. The property can be found on the right shortly before the bollards.



These particulars are a guide only and should not be relied upon for any purpose.



32 South Street, Bridport, Dorset, DT6  
3NQ

bridport@stags.co.uk  
01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London