



48 St. Michaels Lane



48 St. Michaels Lane

, Bridport, Dorset DT6 3RB

A delightful character cottage located in a highly desirable position within the heart of Bridport town centre

- Charming Character Cottage
- Open Plan Sitting/Dining Room
- Large Loft Room/Bedroom 3
- Office/Studio
- Delightful Period Features
- Two Double Bedrooms on First Floor
- Use of a Courtyard Garden
- Grade II Listed

Guide Price £229,950

THE PROPERTY

48 St Michaels Lane is a delightful former ropemaker's cottage which is located at the heart of Bridport and is therefore within easy reach of everything the town has to offer. Believed to date back to the 1800s, the property is justifiably Grade II Listed and still exhibits a host of character features typical of its age and type including sash windows, wood panelling, flagstone flooring, exposed floorboards and cottage doors. Throughout the current ownership, which has lasted some two decades, the property has been thoughtfully cared for with sympathy to its historic origins and benefits from gas fired central heating. The result is a truly endearing and comfortable home with scope for further improvement if desired.



Internally the accommodation is arranged over three floors and is well proportioned, including an open plan sitting/dining room with a wood burner, a galley-style kitchen and the bathroom on the ground floor. From the dining area, stairs rise to the first floor where there are two double bedrooms, with a further staircase giving access to the large converted loft room/bedroom which could also be used for a variety of alternative purposes including a study, hobby room or studio.

OUTSIDE

Along with the neighbouring property, 48 St Michaels Lane has the use of a shared courtyard and adjoining garden area (please see agents' note for more information). From here, a utility room can be accessed as well as a fantastic office/store which has been converted from a former outbuilding. With a pedestrian right of way from the office to St Michaels Lane via a neighbouring courtyard and shared alleyway, this is perfect set up for working from home.

AGENTS' NOTE

Please be aware that the shared courtyard and garden area does not belong to the property, but the property benefits from a right to use the area.

SITUATION

The cottage enjoys a prime position within easy reach of Bridport town centre and therefore very close to a range of amenities including a Waitrose supermarket. Extensive street markets are held twice weekly and the town has an excellent range of shopping facilities including national and independent retailers, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool. West Bay is only 1.5 miles to the south, forming part of the stunning Jurassic Coast World Heritage Site, and the West Dorset area as a whole is designated one of Outstanding Natural Beauty. The property is located in a Conservation Area.

SERVICES

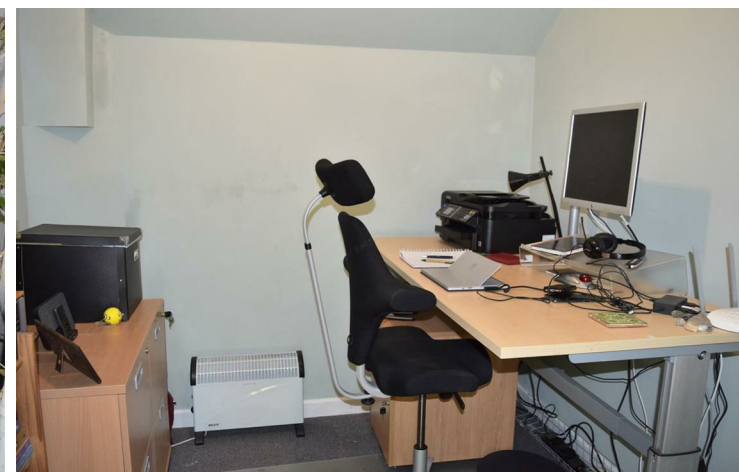
Mains water, drainage, electricity and gas. Gas fired central heating.

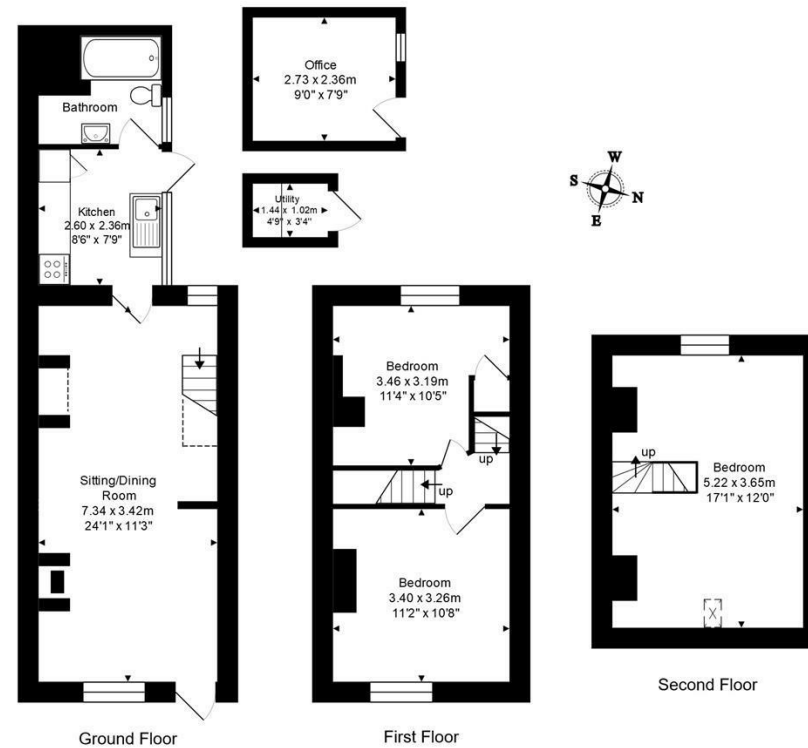
VIEWINGS

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

DIRECTIONS

From Bridport town hall, proceed along West Street and at the first mini roundabout turn left. Follow this road onto St Michaels Lane, past the Hope and Anchor pub and the property can be found on the right hand side just before the end of the terrace.





Total Area: 87.4 m² ... 941 ft² (including outbuildings)

Not to scale. Measurements are approximate and for guidance only.

Produced for



by The EPC Operation



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