



The Croft



# The Croft

Broad Lane, Bridport, Dorset DT6 5JY

Town Centre 1 Mile Jurassic Coast 2 Miles

An attractive and well presented bungalow offering spacious accommodation and a large plot

- Attractive Detached Bungalow
- Spacious, Versatile Accommodation
- Greatly Improved Under the Current Ownership
- 3/4 Double Bedrooms, Two Ensuite
- 3/4 Reception Rooms and Kitchen/Breakfast Room
- Large, Well Tended Plot
- Ample Parking and Integral Garage

Guide Price £720,000

## THE PROPERTY

The Croft is a superb detached bungalow which offers spacious accommodation with fantastic, far-reaching views of the surrounding countryside to the sea. Under the current ownership the property has been renovated to a very high standard, including the addition of a stunning garden room, landscaping of the gardens, re-decoration and attention to the heating and electrical systems, to list but a few of the many fantastic improvements. The result is a comfortable and convenient home which is presented in excellent order and takes full advantage of the wonderful position, views and wealth of natural light with a great degree of flexibility throughout the accommodation.

Internally the accommodation is very well proportioned with a healthy sense of separation between the four reception rooms and the bedrooms. Accessed from the wide, welcoming entrance hall the three bedrooms are all generous doubles with built in storage, and the largest two enjoy ensuite facilities with the third serviced by a shower room adjacent to the hallway.



Each of the reception rooms has its own individual use and identity with an ideal space available for every occasion including an elegant and substantial sitting room with a feature coal-effect gas fireplace, a comfortable snug room adjoining the kitchen/breakfast room, a separate dining room and a wonderful garden room which, with a roof lantern, double doors to the garden, electric heaters and a good level of insulation, is the perfect place to appreciate the views at any time of year.

Domestically the property is well equipped with excellent storage, a sizeable integral garage with utility area and plentiful storage within the kitchen as well as space for a breakfast table.

### **OUTSIDE**

The gardens at The Croft are a joy, extending to more than a third of an acre with the bungalow situated centrally. From the public road, a shared driveway leads to a level parking and turning area offering space for a number of vehicles to the front of the property. There is also a charming front garden from which views of the beautiful West Dorset countryside and in particular Colmers Hill can be enjoyed. To the rear is a delightful rear garden featuring a smooth, well-kept lawn with flower and shrub borders which have been stocked with an exciting array of flora, thoughtfully chosen to provide year-round interest. With a south-facing aspect and glorious views to the sea at West Bay, this is a wonderful setting for spending time out of doors at any time of day. Furthermore there are two sheds and a greenhouse which providing excellent storage and potting facilities for those with green fingers.

### **AGENTS NOTE**

Outline Planning Permission has been granted in the adjoining field for two new dwellings. For further information and details please visit the Dorset Councils planning website, reference WD/D/19/002178.

### **SITUATION**

The property is situated in an enviable setting on the edge of Bridport and therefore enjoys close proximity to the town and its broad range of amenities. In Bridport, 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 (located just a quarter of a mile from the property). West Bay is only 2 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.

Council Tax Band F

### **SERVICES**

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

### **VIEWINGS**

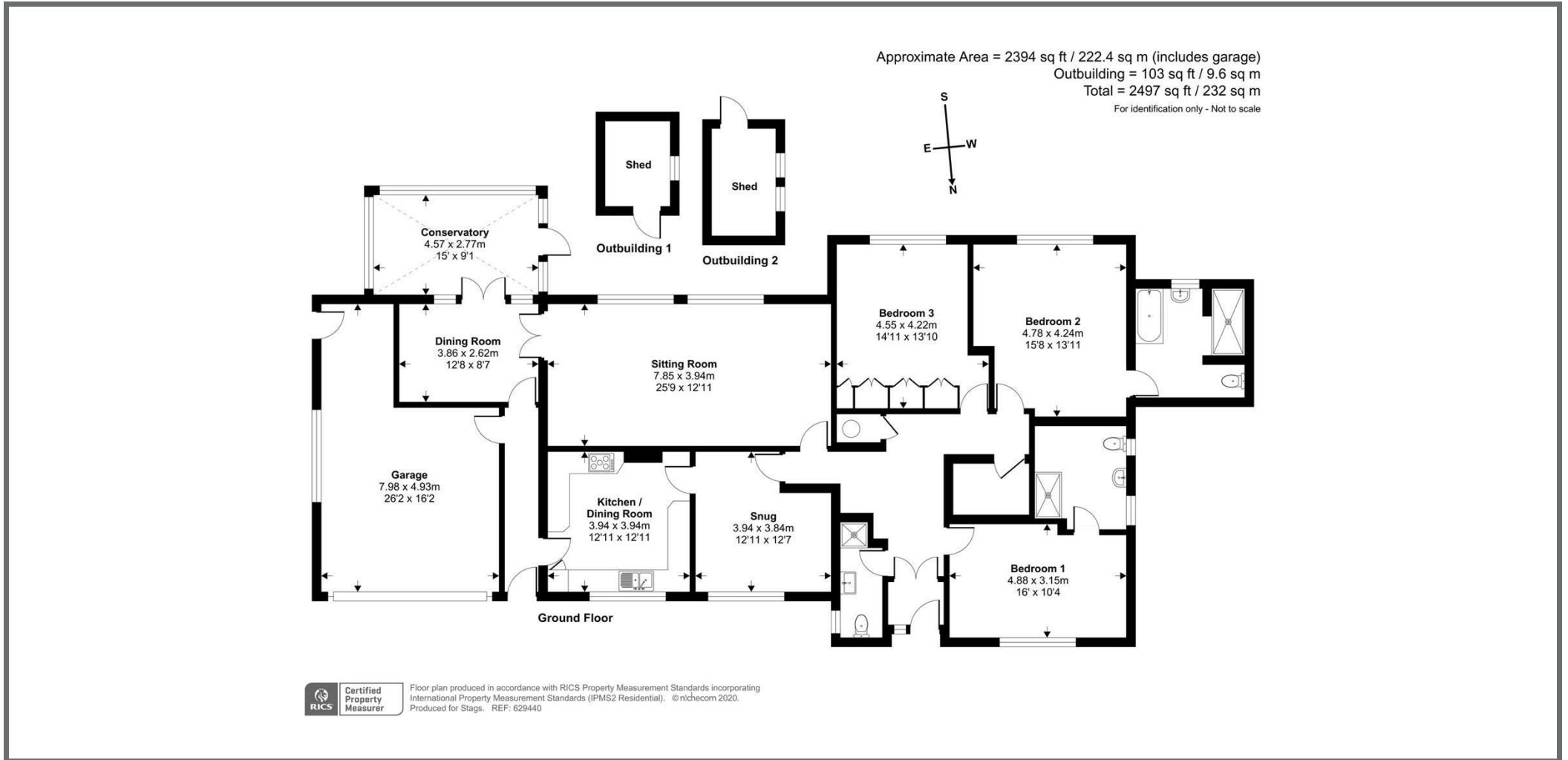
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

### **DIRECTIONS**

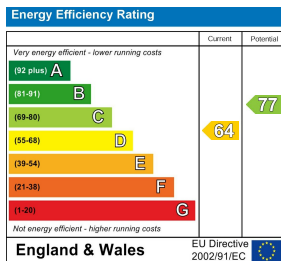
From Bridport town centre follow South Street and at the traffic lights turn right towards Bridport Leisure Centre. Pass the Leisure Centre and continue uphill, through the trees, until the road levels out. Continue on this road past the turning to Watton and the entrance to the property is the next on the left.



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 629440



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