



Redcot



Redcot Lee Lane

Bradpole, Bridport, Dorset DT6 4AP

Bridport Town Centre 1.5 Miles Jurassic Coast 2.5 Miles
Dorchester 14 Miles

A charming detached family home offering spacious accommodation and delightful gardens, located in a superb tucked away position on the fringe of Bradpole, within easy reach of Bridport town centre.

- Charming Detached Home
- Convenient Edge of Village Position
- Within Easy Reach of Bridport Town Centre
- Spacious, Flexible Accommodation
- Four Double Bedrooms
- Four Reception Rooms and Study
- Delightful Established Gardens
- Garage and Off Road Parking

Guide Price £570,000

THE PROPERTY

Redcot is a truly charming detached home with much to offer a busy modern family. The property stands in a superb position on the edge of Bradpole village and therefore enjoys all the benefits of proximity to village and town centre amenities but with a peaceful, almost rural atmosphere. Originally built in the early 1900s, Redcot still exhibits many of the hallmarks of late Victorian architecture, from its handsome red brick elevations to the high ceilings, large windows and impressive fireplaces found within. Under the current ownership, which has lasted nearly 30 years, the property has clearly been a much-loved family home and has been greatly improved and adapted during this time including internal reconfiguration and the addition of a two-storey extension to the rear, both of which have ensured that the accommodation is ideal for a 21st century lifestyle. Scope remains, however, for a new owner to continue adapting the property, providing a wonderful opportunity to tailor elements of this most endearing home to suit their individual needs if desired.

One of the most remarkable attributes of Redcot is the deceptive scale of its accommodation. The ground floor rooms are arranged to make full use of the space available and include two comfortable reception rooms (both of which benefit from attractive fireplaces with the sitting room benefitting from a multi-fuel burner), a separate study, a large kitchen/dining room and a fabulous adjoining garden room. This layout ensures a perfect balance of spaces for everyday family enjoyment, entertaining and working from home, supported by excellent domestic conveniences such as the cloakroom and, ample fitted kitchen units with an oil-fired Aga.



Upstairs, there are four generous bedrooms, each with a wash basin, as well as a well-appointed family bathroom. Each of the bedrooms is capable of accommodating a double bed, and two still enjoy charming feature fireplaces. Of particular note is the principal bedroom which currently benefits from a wash basin but, owing to its sizeable proportions, offers potential to create ensuite facilities if required. A further asset to the property is the attic space which, with a Velux window and boarded floor, presently provides an excellent storage space but has great scope to be converted into extra accommodation or another work space, subject to any necessary consents being achieved.

OUTSIDE

Wrapping around the house on three sides, and arranged in the traditional cottage style with a sense of individual "rooms", the gardens at Redcot are a joy. An exciting array of established flora can be found within the deep surrounding borders and a focal point in the lawned rear garden is an impressive and productive apple tree. There are many places within the garden for relaxing out-of-doors, including a summer house and a pergola covered terrace, whilst those with green fingers will appreciate the raised beds and greenhouse which provide a touch of "the good life". The garden room provides a seamless transition from indoor to outdoor living via a door to the rear terrace and allows the outlook over the delightful gardens to be enjoyed even during winter, when the benefit of clever landscaping to ensure year-round interest becomes most apparent.

Furthermore, the property benefits from a double garage with an electric up-and-over door which currently provides a workshop space. There is off road parking in front of the vehicle door to the garage, and there is also a pedestrian door to the garden. The garage is another part of the property which offers scope for alteration if desired, again subject to any necessary consents for the changes required.

SITUATION

The property enjoys a tucked away yet convenient position on the fringe of Bradpole which rates highly amongst the villages surrounding Bridport owing to its proximity to both the town centre, a good range of amenities and glorious open countryside. Within the village amenities include a village shop/post office, butchers, church and village hall with an active and friendly community. A broad range of amenities is available in Bridport town centre which is just 1.5 miles away, with regular bus services operating from the village and the former railway line foot- and cycle path being easily accessible from the property. The area is designated one of Outstanding Natural Beauty, with lovely walks across the stunning countryside in the locality, and the Jurassic Coast World Heritage Site is also nearby at West Bay. There are schools for children of all ages nearby including the Sir John Colfox secondary school and primary schools both in Bridport and nearby villages.

SERVICES

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

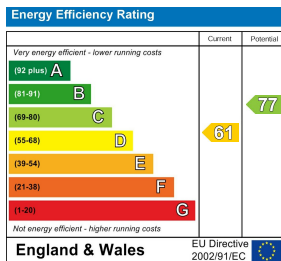
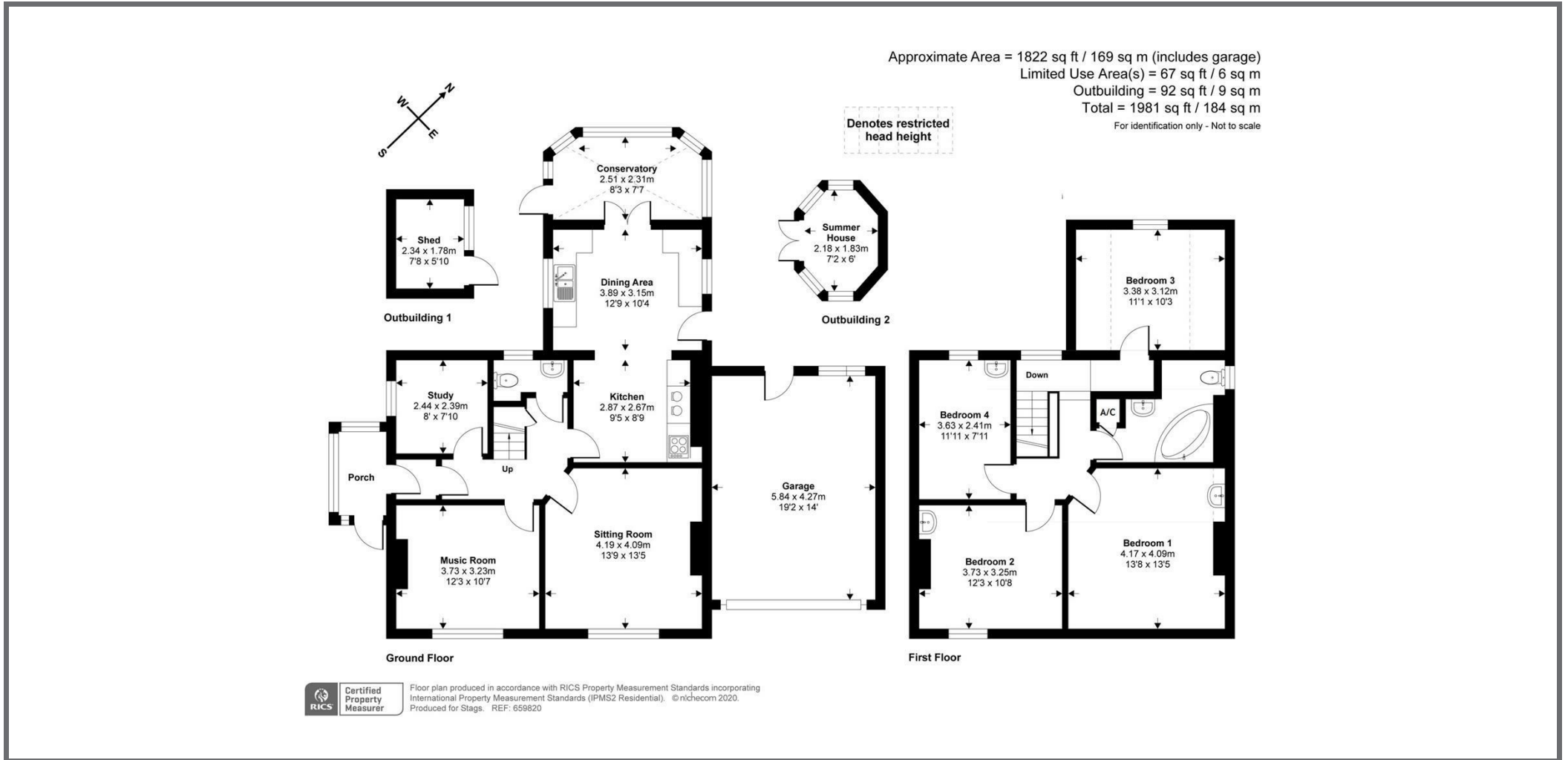
VIEWINGS

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

DIRECTIONS

From Bridport town hall proceed along East Street and at the East Road roundabout take the road ahead to join the A35, signposted to Dorchester. Proceed on this road for about half a mile then turn left onto Lee Lane, signposted Bradpole. Continue for another half a mile (taking care at the bridge) and the property can be found on the left shortly before the former railway crossing.





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