



Burton Cove



# Burton Cove

Shadrach, Burton Bradstock, Bridport DT6 4QF

Hive Beach 0.5 Miles Bridport 3 Miles Dorchester 15 Miles

A spacious and well presented semi-detached home with a cottage garden in a prime coastal village

- Attractive Semi-Detached Home
- 3 Double Bedrooms
- Delightful West Facing Garden
- Off Road Parking
- Close to the Village Centre
- Spacious, Versatile Accommodation
- Detached, Insulated Studio

Guide Price £480,000

## THE PROPERTY

Burton Cove is a superb semi-detached home which enjoys a broad range of highly desirable features with a unique appeal. Not only is the property located in a fantastic, tucked away position within one of the area's most sought-after villages, but it also offers spacious, versatile accommodation with a sociable emphasis alongside a charming and well stocked 65ft cottage garden, further benefitting from a detached and fully insulated studio/summer house with potential for use as an occasional fourth bedroom or home office. The property is believed to date back to the 1920s and was subject to significant modernisation and enlargement under the previous ownership, creating comfortable and attractive accommodation with all modern amenities available.



Internally the accommodation is arranged in a simple, classical layout with a focus on open, welcoming rooms filled with natural light. The front door opens into a hallway which lies open to the well-equipped kitchen/breakfast room with walk-in pantry. Undoubtedly the centrepiece of the property, the sitting/dining room can easily be divided into zones for each function and benefits from a fireplace with multifuel burner and double doors leading directly to the garden. The flexibility of the accommodation is most noticeable on the ground floor where there is a large downstairs bedroom with built-in wardrobe and a shower room/w.c., providing the option for step-free living if desired. Upstairs there are two generous double bedrooms, a family bathroom with a deep bath and walk-in shower and a large airing cupboard.

### OUTSIDE

The gardens at Burton Cove are a joy. With a paved sun terrace adjoining the house and beautifully stocked borders, including a raised vegetable and fruit bed, outdoor living is an immense pleasure here and the garden is fully enclosed, ensuring security for children and dogs. At the end of the garden there is a splendid detached studio/summer house with an adjoining terrace which, being fully insulated with double glazing, is suitable for year-round use as a home office, hobby room or den which could also be used as occasional additional accommodation, subject to any necessary consents. There is also a separate garden shed. To the front is a gravelled off road parking area for 3 vehicles. Please note that there is a right of way across the driveway to a neighbouring property.

### SITUATION

The property is situated in the heart of Burton Bradstock; one of the area's most popular and picturesque villages. Located within the West Dorset Area of Outstanding Natural Beauty the village includes the National Trust Hive Beach with its popular cafe/restaurant which forms part of the beautiful World Heritage Jurassic Coast. The village also has excellent facilities including a garage/shop, post office, public houses, church, village hall, library and primary school, and the village centre is a Conservation Area. The thriving and historic market town of Bridport is only about 3 miles to the west. Dorchester and Weymouth are within about 15 miles with main line rail services to London.

### SERVICES

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

### VIEWINGS

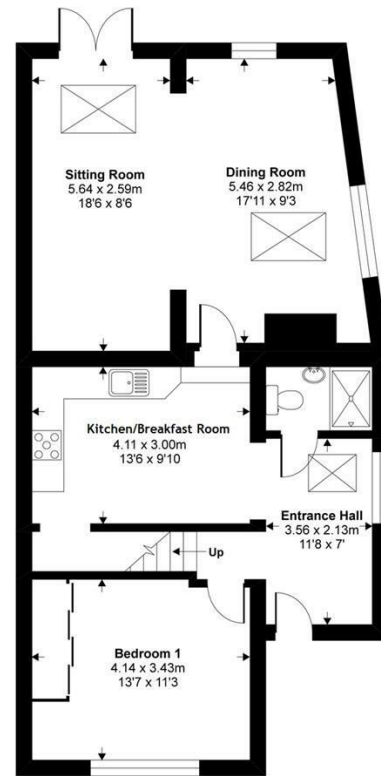
Strictly by appointment with Stags Bridport office, telephone 01308 428000.

### DIRECTIONS

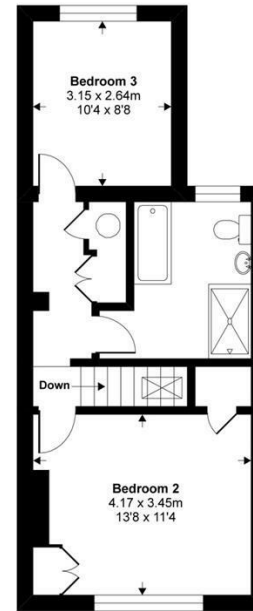
From Bridport follow the B3157 coastal road to Burton Bradstock and turn left by the Anchor Inn onto Shadrach. The entrance to the property is the fourth on the left.



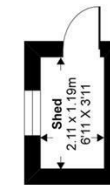
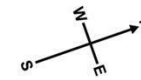
Approximate Area = 1284 sq ft / 119.3 sq m  
 Outbuildings = 141 sq ft / 13 sq m  
 Total = 1425 sq ft / 132.4 sq m  
 For identification only - Not to scale



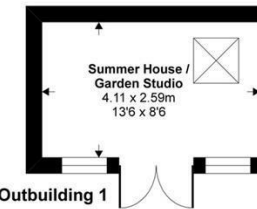
Ground Floor



First Floor



Outbuilding 2



Outbuilding 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 617407



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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