



Golly Knapp View

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Hoopers Lane, Puncknowle, Dorset DT2 9BE

Jurassic Coast 2 Miles Bridport 6.5 Miles Dorchester 12 Miles

An individual detached bungalow with far-reaching country views, located on the edge of a sought-after Bride Valley village.

- Peaceful Bride Valley Village
- Scope for Improvement/Enlargement
- Ample Gated Parking
- Converted Double Garage - Utility Room, Office/Play room and Workshop/Store
- Stunning, Far-Reaching Views
- 3 Bedrooms, 1 Ensuite
- Generous, Level Gardens
- No Forward Chain

Guide Price £399,500

THE PROPERTY

Golly Knapp View is an individual detached bungalow set in a generous, level plot measuring approximately 0.17 of an acre, and offering well proportioned and versatile accommodation throughout. Located in a peaceful position on the fringe of sought-after Puncknowle, the property is ideally situated to enjoy stunning, far reaching country views across the beautiful Bride Valley with an open outlook across fields to the front. Having been under the same family ownership since it was built circa 1989, the property has been carefully maintained, including recent internal redecoration, yet scope remains for a new owner to further improve or alter the accommodation if desired, including potential for a loft conversion (subject to any necessary consents), giving a fantastic opportunity to create a truly personalised home. In short, this is a unique and most charming property suitable for a broad variety of lifestyles and would make a fantastic full-time residence, second home or letting investment.



Internally the well-presented accommodation is arranged in a bespoke-designed layout around a central hallway which gives access to each room. The centrepiece of the property is arguably the sitting/dining room which features a superb vaulted pine-clad ceiling and chimney breast above a natural stone open fireplace as well as a large floor-to-ceiling window from which the views can be enjoyed. Adjacent to this is the kitchen which is fitted with traditional style, solid oak fronted units with integrated electric oven and hob. The three bedrooms are all of double proportions and two benefit from French doors leading directly to the garden, whilst the third has scope for a variety of alternative uses such as an additional reception room or study if required. Furthermore, the principal bedroom benefits from a spacious ensuite shower room, and the family bathroom can also be reached from the central hallway.

A further feature of the property is the former double garage which has been converted to provide a utility room, with pedestrian access from the rear, a large home office/play room and a sizeable store room/workshop. However this part of the property could easily be reinstated to provide garaging if required.

OUTSIDE

From Hoopers Lane, double wooden gates lead on to a tarmac driveway which offer parking and turning for several vehicles as well as access to the up-and-over door of the former double garage. The gardens extend to the side and rear of the bungalow and are primarily laid to lawn with a sunny westerly aspect, providing a lovely setting for spending time out of doors with the backdrop of the far-reaching views. At present, the gardens are easily maintained, whilst those with green fingers will recognise an ideal opportunity for further landscaping. The southern boundary has concrete posts ready for reinstalling 5ft panelled fencing.

SITUATION

Puncknowle is an attractive and peaceful village in a beautiful area known as the Bride Valley. The village has a thriving community and amenities include a thatched pub, church and village hall plus bus service. The nearby village of Litton Cheney has a popular primary school, whilst within only 3 miles from the villages of Burton Bradstock and Abbotsbury, both with shops.

The area is designated as one of Outstanding Natural Beauty, and there are lovely country walks right on the doorstep. The stunning world heritage site Jurassic Coast/Chesil Beach is just a few miles away at West Bexington. The historic and thriving market town of Bridport is just 6 miles with excellent facilities and a modern leisure centre. Dorchester and Weymouth, both with London rail services, are only about 12 miles.

SERVICES

Mains water, electricity and drainage. Electric heating.

VIEWINGS

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

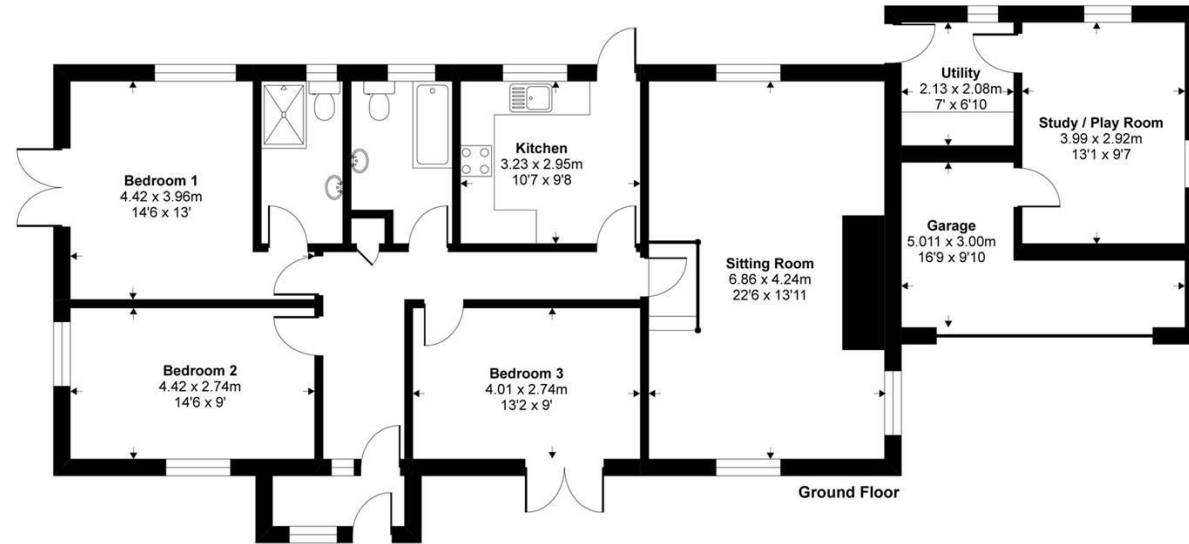
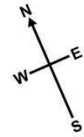
DIRECTIONS

From Bridport, take the A3157 coastal road towards Weymouth. At Swyre, turn left signed Puncknowle. Proceed through the village, pass the Crown Inn, and take the first left into Looke Lane. Turn left into Hoopers Lane and the property is the second to last on the left hand side as the road bears around to the left.



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

Approximate Area = 1440 sq ft / 133.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 678413



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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