



49 ST. ANDREWS ROAD
BRIDPORT, WEST DORSET

JACKSON-STOPS 

**49 ST. ANDREWS ROAD
BRIDPORT, DORSET, DT6 3BJ**

A SUPERB SEMI-DETACHED FAMILY HOME
SITUATED IN ONE OF BRIDPORT'S MOST SOUGHT-
AFTER LOCATIONS, WITH FIVE BEDROOMS, A
DELIGHTFUL GARDEN, AND PARKING.



DISTANCES

THE JURASSIC COAST AT WEST
BAY 2.5 MILES
CREWKERNE (MAINLINE STATION
TO LONDON WATERLOO) 12.9
MILES
DORCHESTER 15 MILES
EXETER 40.5 MILES

KEY FEATURES

- Sought-after location
- Easy, level walking distance to town centre
- Off-road parking
- Pretty front garden
- Delightful & sizeable rear garden
- Recently renovated & refurbished
- Immaculately presented

49 St Andrews Road, Bridport

Approximate Gross Internal Area = 2268 sq ft / 210.7 sq m

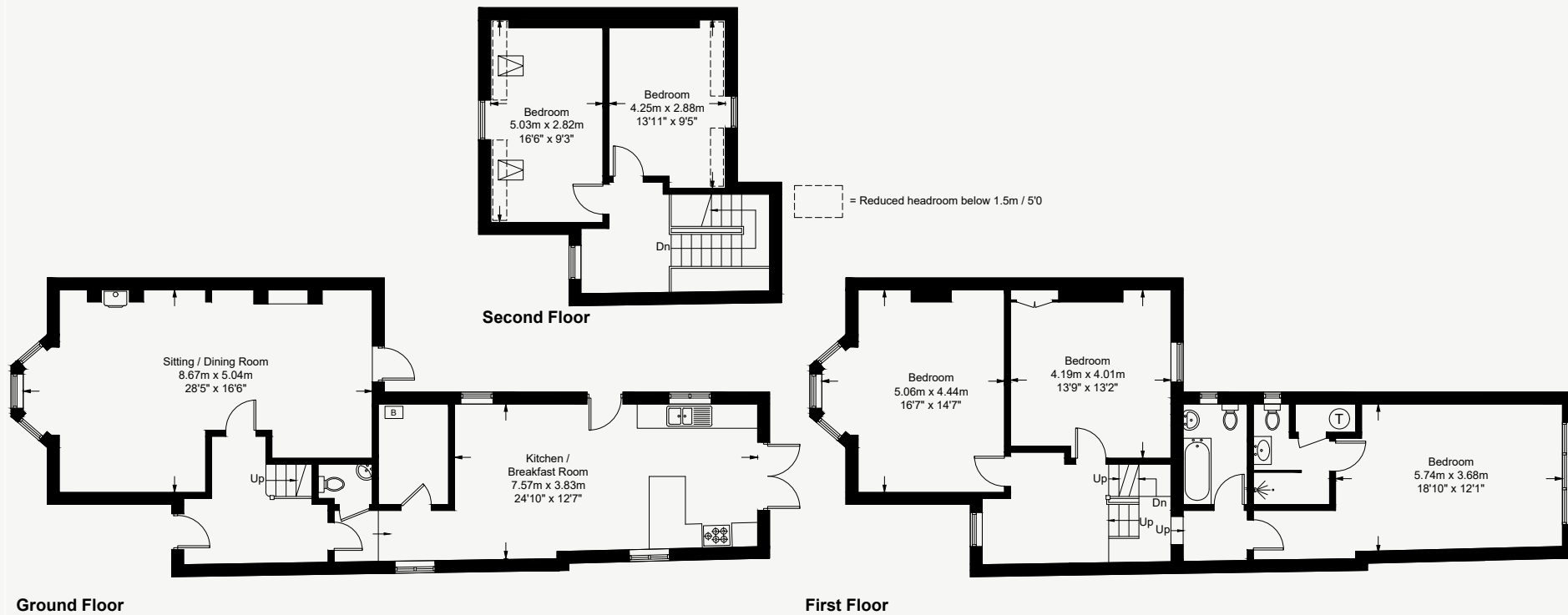


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1299359)

THE PROPERTY

Situated in the heart of one of Bridport's most sought-after locations, Number 49 immediately impresses with its attractive red-brick façade beneath a pitched slate roof. Set well back from the road, the property enjoys a charming front garden, enclosed by a low wall, with a stone path leading to the front door.

Upon entering this wonderful home, there is an immediate sense of charm, space, and light. The beautifully presented accommodation has been recently upgraded with exceptional flair and attention to detail. A welcoming hall leads into the superb sitting and dining room, an ideal space for entertaining, featuring tall windows that flood the room with natural light, high ceilings, and a wood-burning stove. To the far end, a generous dining area provides ample space for a large table and enjoys direct access to the gardens and paved terrace, perfect for al fresco dining. This is truly a beautiful room.

The real surprise, however, and something rarely found in a property of this type and age, is the exceptional open-plan kitchen, breakfast, and sitting area, creating a perfect hub for modern living. At one end is a comfortable sitting area, ideal for reading the morning papers or chatting with family and guests while cooking. The kitchen itself incorporates a range of attractive bespoke units, a professional oven with extractor fan, and a lovely breakfast bar. Double doors open directly onto the stunning gardens and paved terrace. Quite simply, the kitchen is as good as it gets.

The principal bedrooms are situated on the first floor and are both spacious and beautifully presented. There are three bedrooms in total on this floor, including the main bedroom with en-suite shower room, alongside two guest bedrooms and a family bathroom.

On the second floor are two further bedrooms with dormer windows, again beautifully presented and ideal for guests, children, or additional family accommodation.





OUTSIDE

The delightful gardens are a true feature of the property. There is a pretty front garden with a parking space to one side, worth its weight in gold on this road, and a sizeable rear garden. While sitting in this remarkable setting, it is difficult to remember that you are only a short walk from the centre of the bustling market town of Bridport. There is a fantastic paved terrace with steps leading to a beautiful lawned area - a true haven for children and pets alike. The gardens have maturely stocked borders with a semi enclosed rustic dining terrace midway up the garden, currently used as an outdoor gym.

LOCATION

49, St Andrews Road is situated on this highly desirable road in the bustling market town of Bridport, within easy level walking distance to town, local primary and secondary schools, West Bay and the famous Jurassic Coastline, a World Heritage site.

Bridport is a most attractive Georgian town that retains an excellent number of independent shops and restaurants and a thriving street market on Saturdays and Wednesdays. A choice of supermarkets is available in or around the town including a Waitrose, Co-op and Lidl within close walking distance, and Morrisons. There is a cottage hospital, a large medical centre, a popular leisure centre, a successful Arts Centre, two theatres, and a number of independent festivals involving the arts are held throughout the year.

Much of the countryside is designated as an Area of Outstanding Natural Beauty where strict planning controls apply to preserve its special character. West Bay is a popular small seaside resort with harbour, shops, restaurants and attractive beach. The Dorset coast is now recognised as a World Heritage Site.

A further wider range of amenities, including a mainline railway station to London Waterloo can be found at the County Town of Dorchester, or Crewkerne.



SPORTING & RECREATION

This area of Dorset is particularly well known for its sporting and recreational facilities which include riding and walking in the beautiful surrounding countryside; sailing and water sports at the nearby coast; golf at Bridport and Lyme Regis; racing at Wincanton, Salisbury, Bath, Taunton and Exeter.

EDUCATION

There is a choice of primary schools in Bridport, within catchment is Bridport Primary School and secondary education at the Sir John Colfox Academy in Bridport. Woodroffe School in Lyme Regis and Colyton Grammar School are nearby. Public schools include the Sherborne schools; Leweston; Exeter School; Bryanston and Canford. Preparatory schooling at Perrott Hill near Crewkerne and Sunninghill in Dorchester.

PROPERTY INFORMATION

SERVICES: All mains services are connected. Gas fired central heating.

Photo voltaic solar panels creating a considerable energy saving.

LOCAL AUTHORITIES: Dorset Council Tel: 01305 251000

COUNCIL TAX: Band E

TENURE: Freehold with full vacant possession upon completion.

VIEWING: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///august.expecting.cares](https://www.what3words.com////august.expecting.cares)

From the East Road roundabout on the eastern side of Bridport, take the A3066 Sea Road North, signposted towards Beaminster. Take the left hand turn into St Andrews Road (opposite the Co-op) and proceed along St Andrews Road. The property is the first on the right hand side after the Primary School/ Bridport Connect.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

01308 423133

bridport@jackson-stops.co.uk

jackson-stops.co.uk



PROPERTY EXPERTS SINCE 1910