1 BREDY COTTAGES

BURTON BRADSTOCK, WEST DORSET

JACKSON-STOPS

1 BREDY COTTAGES
ANNINGS LANE, BURTON BRADSTOCK
BRIDPORT, DORSET, DT6 4NG

A FABULOUS 19TH CENTURY FORMER FARM COTTAGE RECENTLY TRANSFORMED INTO A SUPERB FAMILY HOME, WITH A LARGE STUDIO/WORKSHOP AND DELIGHTFUL GARDENS, IN A TRANQUIL SETTING MINUTES FROM THE WORLD HERITAGE JURASSIC COAST.

DISTANCES

BRIDPORT 4 MILES
DORCHESTER (MAINLINE STATION TO LONDON WATERLOO) 14.2 MILES
EXETER 42.2 MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance hall
- Sitting / garden room
- Snug / TV room
- Kitchen / breakfast room
- Cloakroom
- FIRST FLOOR
- Principcal bedroom with en suite shower room
- Two further double bedrooms
- Family bathroom

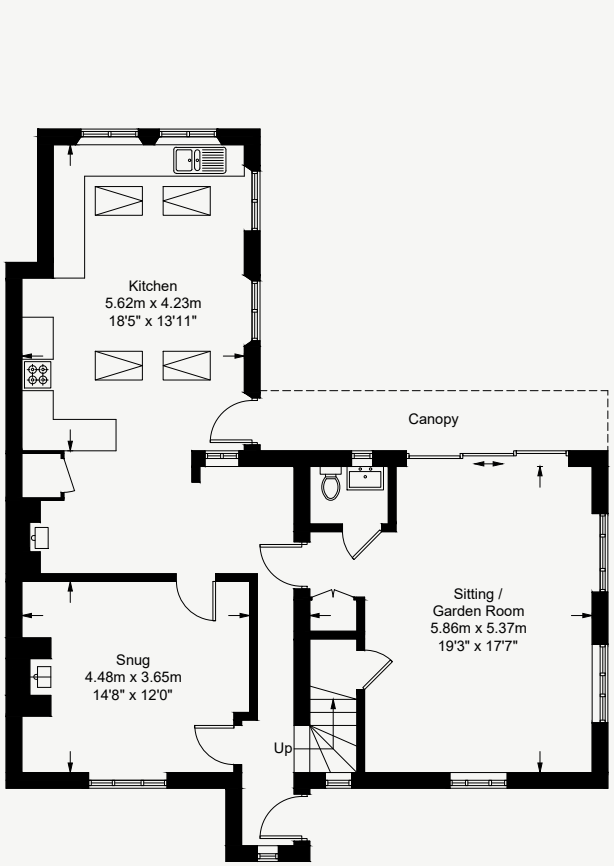
STUDIO/WORKSHOP

OUTSIDE

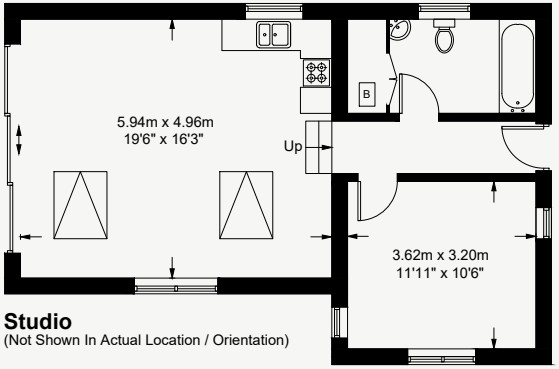
- Delightful garden
- Workshop with power and Wi-Fi.
- Ample gravelled parking
- Studio/workshop with shower room

1 Bredy Cottages, Burton Bradstock

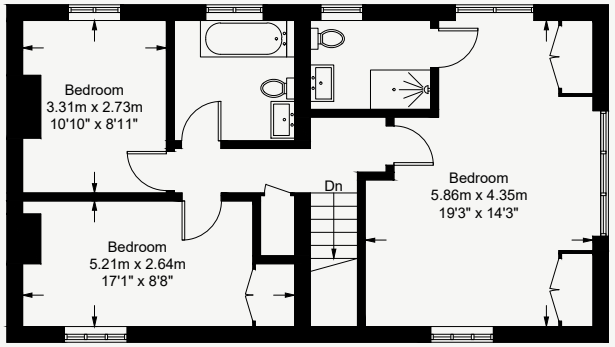
Approximate Gross Internal Area = 1676 sq ft / 155.7 sq m
Studio = 584 sq ft / 54.3 sq m
Total = 2260 sq ft / 210.0 sq m
Outbuildings [not drawn] = 322 sq ft / 29.9 sq m



Ground Floor



Studio
(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1271737)

THE PROPERTY

Tucked away in a fabulous position down a single country lane, 1 Bredy Cottages is believed to date back to the early 19th Century, being one of the many estate farm cottages. Constructed of red brick under a pitched slate roof, it is immediately obvious that this property has been meticulously upgraded and looked after by the present owners since 2013, and in 2020 a single storey extension was replaced very cleverly with a fantastic two storey extension with a slightly larger footprint. The property is accessed by an attractive wooden gate with ample gravelled parking. Beautifully laid stone steps lead down to the property and the delightful gardens. When entering the house via the rear of the property, you are immediately greeted by the most superb family kitchen forming part of a fastidious programme of work by the present owners. This kitchen is quite simply 'as good as it gets,' with oak flooring and incorporating a number of attractive wooden wall and base units and a professional Rangemaster oven. There are Velux windows attracting a huge amount of natural light, and views over the gardens. There is also direct access to a paved terrace, ideal for al fresco dining or a morning cup of coffee. There is plenty of room for a large kitchen/breakfast table, and even a sofa at one end with a Windhager biomass stove which happily heats the kitchen on a cold winter's day. From the kitchen there is a door which leads into a perfectly proportioned TV/snug room with its own wood burning stove. To the other side of the kitchen is a larger sitting/garden room, a truly fabulous room with large sliding doors out to the terrace and gardens. This room would also make a fantastic playroom or dining room, such is the flexibility of this property. There is also a cloakroom on the ground floor, and by the front door a hall with plenty of room to kick off your boots after a long country walk or a day at the beach.
The three bedrooms are situated on the first floor, including a very good sized principal bedroom with an en suite shower room and spectacular countryside and garden views. There is also a family bathroom, linen cupboard, and large loft. The property is immaculately presented throughout with a perfect blend of old and new.

STUDIO/WORKSHOP

Alongside the main house, screened by trees and far enough away not to encroach, is an exceptional timber framed studio/workshop built by the current owners to a very high specification, with its own parking and paved terrace. There is a generous studio space with Velux windows attracting a huge amount of natural light to to one end and a further studio and shower room to the other end.

OUTSIDE

To the rear of the property, the delightful garden has been lovingly nurtured and landscaped over the years with a large lawned area, two eating terraces, and much-loved kitchen garden. There are a number of productive fruit trees and bushes, including apple, pear, medlar, apricot and quince, and a separate workshop with power and Wi-Fi. All you can hear from the garden are the sounds of seagulls and running water from the stream bordering the end of the garden.
All in all, this is a truly wonderful property in an idyllic yet very convenient location.

LOCATION

Burton Bradstock is nestled in the stunning Bride Valley, a designated Area of Outstanding Natural Beauty and situated on the World Heritage Jurassic Coast with its spectacular coastal path and beaches. This picturesque coastal village with its traditional cottages of stone and thatch and pretty village green, boasts a Primary School, Post Office, the renowned Hive Beach Café, two public houses, the Seaside Boarding House hotel, restaurant and cocktail bar, a petrol station with convenience shop, library, St Mary's church and an active village hall, as well as a bus service. The Parlour restaurant is 5 mins away at Bredy Farm.
The nearest town is Bridport, an attractive Georgian town with an excellent number of independent shops and restaurants, a thriving street market on Saturdays and Wednesdays, several large supermarkets including a Waitrose and Morrisons, a community hospital, medical centre, dentists and leisure centre. Bridport is well renowned for its food and arts culture, and hosts annual literary, film and food festivals.
The county town of Dorchester is within easy reach, with its main line railway station to London Waterloo and an excellent range of shops, schools and restaurants.

EDUCATION

Dorset is well served for schools. There is an excellent pre-school and primary school in Burton Bradstock and secondary schooling at the Sir John Colfox Academy in Bridport. Public schools include the Sherborne schools, Leweston, Exeter School, Bryanston and Canford. Preparatory schooling is available at Perrott Hill near Crewkerne and Sunninghill in Dorchester.

PROPERTY INFORMATION

SERVICES:
Mains electricty & water. Private drainage.
Heating system - Biomass boiler with solar thermal (hot water) and PV panels installed in spring 2014. The PV panels are on the FiT tariff and pay 22p/kWh for generation.
Studio/workshop - Airsource heat pump
EV car charger.
EPC:
Main house C. Studio/workshop B
COUNCIL TAX:
Band D
LOCAL AUTHORITY:
Dorset Council. Tel: 01305 251000.
TENURE:
Freehold with vacant possession upon completion.
VIEWINGS:
Strictly by appointment with Jackson-Stops

DIRECTIONS:
Navigation by what3words: ///paradise.treetop.banana
From the B3157 running through the village of Burton Bradstock, take the turning next to The Anchor Inn and proceed up Shadrack. Turn right into Annings Lane and continue on this road for 1.1 miles out into the countryside. Pass Graston Farm on the right, and Bredy Cottages is just after this on the left.

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.

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