



MELROSE HOUSE, 86 ST. ANDREWS ROAD
BRIDPORT, WEST DORSET

JACKSON-STOPS 

**MELROSE HOUSE, 86 ST. ANDREWS ROAD
BRIDPORT, DORSET, DT6 3BL**

A TRULY EXCEPTIONAL FAMILY HOME OCCUPYING ONE OF THE TOWN'S MOST SOUGHT-AFTER LOCATIONS ON ST. ANDREWS ROAD, JUST A SHORT WALK FROM THE TOWN CENTRE WITH FOUR BEAUTIFUL BEDROOMS, A SUPERB CONVERTED ONE-BEDROOM ANNEXE, DELIGHTFUL PRIVATE GARDENS AND VALUABLE OFF-STREET PARKING.



DISTANCES

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

KEY FEATURES

- Sought-after location
- Easy, level walking distance to town centre
- Delightful rear garden
- Off-road parking
- GROUND FLOOR
- Entrance hall
- Library / garden room
- Sitting room
- Dining room
- Kitchen
- Utility room
- Two cloakrooms
- LOWER GROUND FLOOR
- Cinema room
- Gym
- Sitting room
- Games room
- FIRST FLOOR
- Landing
- Principal bedroom, en suite bathroom with sauna
- Bedroom with en suite shower room
- Bedroom with Jack & Jill bathroom
- Bedroom 4
- COACH HOUSE
- Kitchen / reception room with double bedroom & shower room above

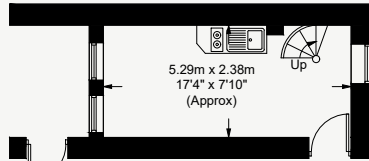
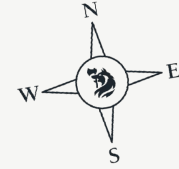
Melrose, St. Andrews Road, Bridport

Approximate Gross Internal Area = 2808 sq ft / 260.9 sq m

Lower Ground Floor = 881 sq ft / 81.9 sq m

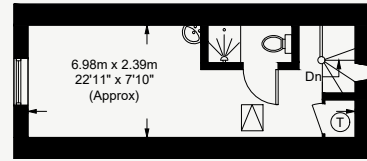
Coach House = 322 sq ft / 29.9 sq m

Total = 4011 sq ft / 372.7 sq m

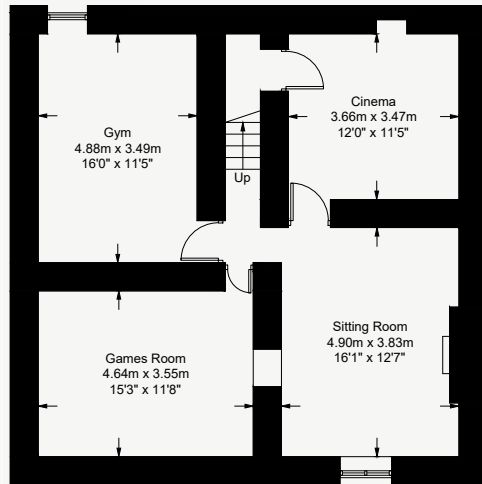


**Coach House
Ground Floor**

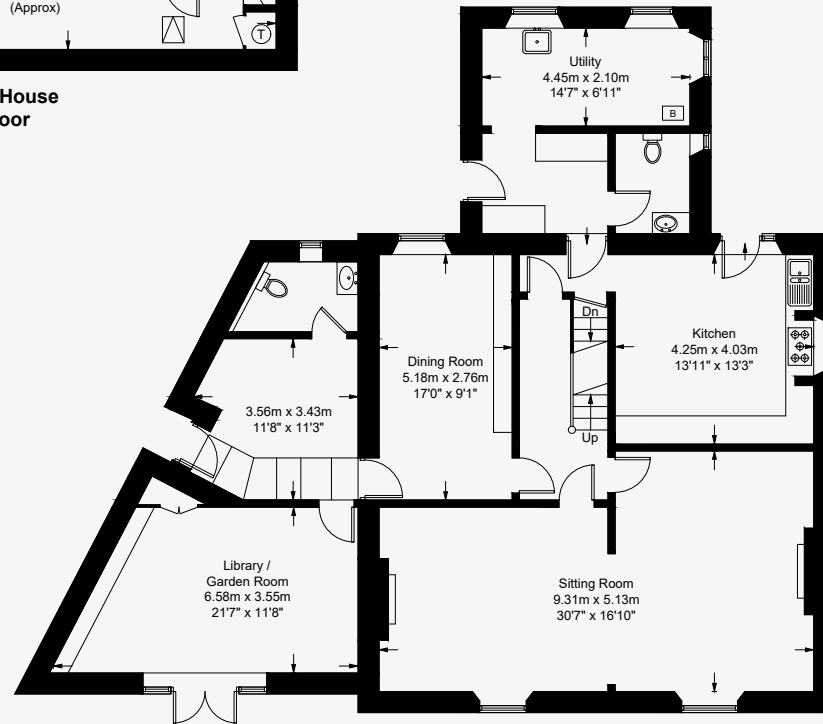
(Not Shown In Actual
Location / Orientation)



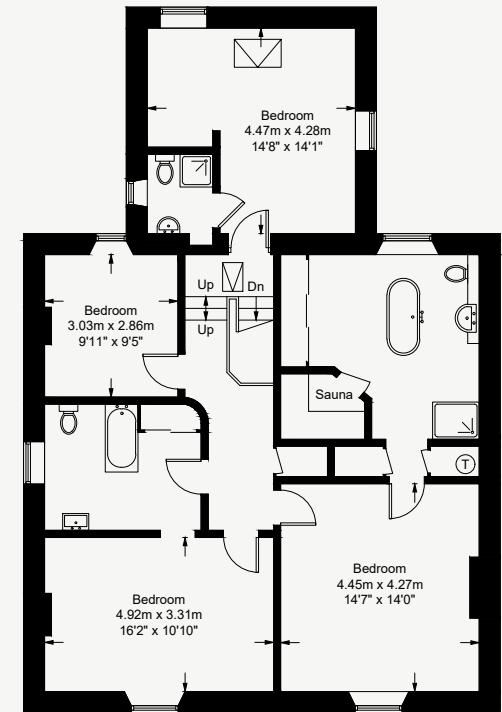
**Coach House
First Floor**



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1317824)

THE PROPERTY

From the moment you arrive, Melrose House makes a lasting impression. Its attractive white-rendered façade beneath a pretty slate roof immediately catches the eye. Believed to date back to 1838, the property is Grade II listed, recognised for its architectural and historic importance. Lovingly restored and enhanced by the current owners, much of the work has been carried out by the talented owner himself, whose exceptional craftsmanship, attention to detail and flair are evident throughout. The property has also been thoughtfully extended, creating a rare opportunity to acquire one of Bridport's finest homes in an outstanding location. Stepping inside, there is an immediate sense of space, light and character. A spacious entrance hall features beautiful flagstone flooring and a striking roof lantern that floods the space with natural light. A handcrafted wooden bench with integrated storage provides a practical and attractive feature. Off the hall is a cloakroom, while on the opposite side is a superb garden room/library, complete with attractive timber flooring, ash wall panelling and French doors opening directly onto the gardens. This versatile room could easily serve a variety of purposes.

An inner door with an elegant fanlight window leads through to the main accommodation. Here you'll find a magnificent oak-panelled reception room, currently used as a dining room, featuring handcrafted joinery, tall sash windows with original shutters and an abundance of period charm.

The true centrepiece of the home, however, is the spectacular sitting room. Quite simply one of the finest reception rooms imaginable, it enjoys tall south-facing sash windows overlooking the gardens and is filled with natural light throughout the day. Two ornate fireplaces with open fires create a warm and inviting atmosphere, while the generous proportions offer flexibility for both sitting and dining areas. Subject to the necessary listed building consent, there is even potential to create a connection with the kitchen.

The beautifully designed family kitchen incorporates a range of handcrafted wall and base units, ample workspace and plenty of room for a family dining table. Doors lead directly onto a paved terrace, ideal for al fresco dining, complete with an impressive handcrafted pizza oven and built-in barbecue, creating the perfect space for entertaining.

Adjacent to the kitchen are a further cloakroom and a spacious utility room—particularly valuable features in a property of this age and character.

A wide staircase with its original balustrade rises to a half landing, where there is a delightful dual-aspect bedroom with an en suite shower room. Like so many rooms in the house, it is wonderfully light and immediately uplifting.

The principal accommodation occupies the first floor, where there are three further bedrooms. The principal suite enjoys a luxurious en-suite bathroom with a freestanding bath, separate walk-in shower, built-in wardrobes and even a private sauna. Another generous bedroom benefits from an adjoining Jack and Jill bathroom, an ornate fireplace and tall sash windows overlooking the gardens, while the fourth bedroom is also an excellent size.

Accessed via the kitchen is yet another remarkable surprise: a fully tanked lower ground floor providing substantial additional accommodation. Currently arranged as a cinema room, sitting room with wood-burning stove, games room and gym, this highly versatile space would make an outstanding area for children, hobbies or home working.





THE COACH HOUSE

Alongside the main house is a beautifully converted coach house offering independent guest accommodation. The ground floor comprises a sitting area and kitchenette, while a spiral staircase leads to a generous bedroom with shower room. This self-contained annexe would be ideal for guests, older children, a holiday let or even a lodger.

OUTSIDE

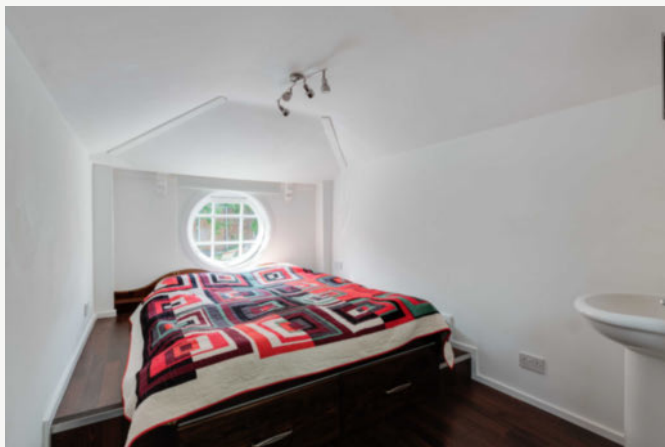
The gardens are a particular highlight of Melrose House. Wonderfully private and beautifully established, they provide a peaceful retreat from the bustle of Bridport. It is remarkable to think that the town centre is only a five-minute walk away. There are numerous seating areas, a lawn, a pergola draped with vines, a greenhouse, garden shed and an impressive collection of mature specimen trees and plants, including apple, bay, cherry, magnolia, plum and olive, together with raspberries, grapes, lavender and vibrant red-hot pokers.

Finally, the property benefits from invaluable off-street parking to the rear, together with additional parking to the front beside the former garage-an exceptionally rare advantage in such a central location.

In summary, Melrose House is a truly outstanding family home, combining historic elegance with exceptional craftsmanship, generous accommodation and one of Bridport's most desirable addresses.

LOCATION

Melrose House 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.

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.

LOCAL AUTHORITIES: Dorset Council Tel: 01305 251000

COUNCIL TAX: Band G

TENURE: Freehold with full vacant possession upon completion.

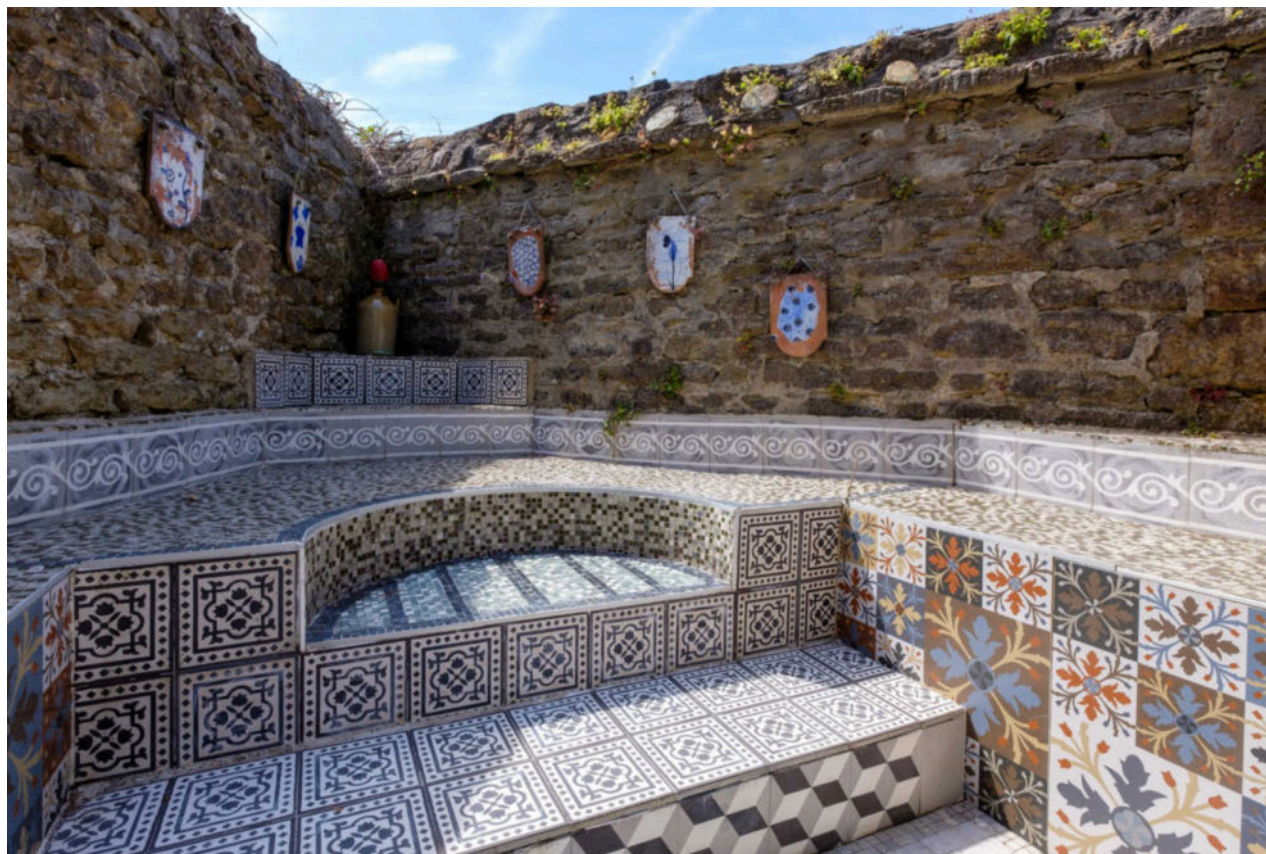
VIEWING: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///stylstylists.impresses.menu](https://www.what3words.com/#!/st/ylstylists.impresses.menu)

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 follow the road round to the left, passing the Primary School/ Bridport Connect on the right. There is a left hand turn almost immediately into Longs Lane, Melrose is on the right hand side, on the corner of St. Andrews Road & Longs Lane. Follow Longs Lane round to the right, and there is parking on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
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

OnTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910