



1991



7 Manor Barn

# 7 Manor Barn Main

Bothenhampton, Bridport, DT6 4BJ

Bridport Town Centre 1 mile. Jurassic Coast/West Bay 1.5 miles.

A very attractive semi-detached character style house in a sought after and picturesque village not far from Bridport town

- Attractive modern cottage
- 3 Bedrooms
- Kitchen with utility area
- Landscaped garden
- Countryside and Bridport town very nearby
- Picturesque setting
- Through living/dining room, conservatory
- Village and country views
- Adjoining garage and parking space
- Freehold. Council Tax Band D

Guide Price £400,000

## THE PROPERTY

7 Manor Barn is a very attractive, semi-detached, cottage style house, pleasantly located in a picturesque and sought after village. It comprises one of only ten properties traditionally built by the well known builders C G Fry & Son Ltd., in 1991. All of the properties have been attractively built in a traditional style using local materials, including natural stone. The property has been under the current ownership since 1998 and a number of improvements have been carried out over the years, although would now benefit from some updating.

Features include gas-fired central heating with updated boiler, period style open fireplace to the living/dining room, traditional timber sealed unit windows, uPVC conservatory, updated kitchen with electric oven and hob, updated utility area with integrated fridge/freezer, updated shower room and built-in wardrobes to all of the bedrooms.

The house enjoys attractive views across the village and to Bothen Hill and extends to:

Ground floor - Canopy porch, reception hall, cloakroom, through living/dining room, kitchen with separate utility area  
First floor - Landing, three bedrooms, shower room.

Offered with no forward chain.



## OUTSIDE

Adjacent rear parking space and single garage with direct access to the rear garden.

The house features attractive landscaped and easily maintained gardens.

The property is set slightly back from the lane with a small area to the front behind natural stone walls. The rear garden is Italian style and fully enclosed, being down to pea shingle with low stone walls and interspersed with a number of specimen trees and climbers, including an olive tree, palm tree, cypress, productive vine and in one corner a timber pavilion with seating area.

## SITUATION

The property is pleasantly situated in the picturesque village of Bothenhampton and within easy reach of a broad range of facilities and Bridport town centre. Within Bothenhampton amenities include an Arts & Crafts Church, village hall and playground and there is a nearby nature reserve giving access to walks across open countryside and to the sea at West Bay.

Bridport's vibrant town centre has an exciting range of leisure, shopping and cultural experiences to suit all tastes, including a twice weekly market, arts centre and leisure centre with swimming pool. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) and the Jurassic Coast World Heritage Site is very nearby at West Bay, with its pretty harbour, beaches and stunning cliffs.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 9Mbps and Superfast up to 49Mbps.

Mobile phone service providers available is Vodafone for voice and data services inside and outside and EE, Three and O2 for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## AGENT'S NOTE

Holiday lettings are not allowed.

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport town centre follow South Street to the roundabout and take the 1st exit onto Sea Road North. Take the next available turning on the right, signed Bothenhampton and follow the road into the village. The property is on the left, just past the raised pavement and before the left-hand corner.

What3Words///kneeled.monitors.gladiator



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 80                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 67      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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