

Symonds
& Sampson



Waytown
Bridport, Dorset

Waytown

Bridport

Dorset

DT6 5SH

A handsome four bedroom detached house in a wonderful, peaceful rural location within walking distance of the village public house.



- Peaceful rural location
- Substantial home
- Double garage and extensive parking
- Walking distance of the village pub



Guide Price £850,000

Freehold

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THE DWELLING

This detached home was the original managers house for the 19th century flax mill deep in the Dorset countryside. In 2004, the whole site was transformed into 12 beautifully appointed properties set in 5 acres, while the mill house itself, now beautifully decorated in wisteria, was substantially extended from its original footprint. This really is 21st century rural living at its most civilised.

ACCOMMODATION

The property is conventionally arranged around a spacious hallway on the ground floor, with an equally spacious landing above. On the left hand side, a large sitting room stretches from the front to the rear of the property, with a central focal point of a fireplace and double doors leading into the garden to one end, and views over the front garden to the other. Behind the hallway there is a formal dining room with access from both the sitting room and the kitchen. The kitchen has space for an everyday dining table to its centre, and a comprehensive range of floor and wall mounted units and cupboards topped by granite work surfaces to the sides. Integral appliances include an induction hob, an electric double oven and a dishwasher. Beyond the kitchen, a door leads through to a large conservatory which looks out over the rear gardens. Behind the kitchen is the most useful of rooms, a utility room. The hall, kitchen and utility room are laid to attractive yet practical quarry tile, while there is a cloakroom off the kitchen. Upstairs there are four bedrooms, the principle of which mirrors the sitting room below with an en suite shower room and takes in the best of the views. The three remaining bedrooms share a family bathroom. From the landing a spiral staircase leads up to an occasional bedroom or studio, beyond which there is a doorway through to a storage attic space. The property has UPVC double glazing, has brace and ledge doors, oil fired central heating and PV panels on the rear of the garage that yield in excess of £2000 per annum at the current rates.





OUTSIDE

There is a formal garden to the front of the house laid to lawn, and punctuated by a number of mature shrubs, trees and a rose bed with the birches being of particular note. The rear gardens stretch out from the back of the house and an extensive area of paved terrace, which makes an ideal entertaining area edged by raised brick sided herbaceous borders and rose beds. Beyond the borders, the gardens are for the most part laid to lawn edged by timber fencing, with a gateway through to a large driveway. The driveway is enclosed by further timber fencing and laid to gravel, providing extensive parking and a turning space. A

gateway lies to one side leading onto the lane with, to the other side, a large double garage decorated with wisteria and twin up and over doors, light and power.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. PV panels.
 Broadband speed: Superfast broadband is available.
 Mobile phone coverage: Network coverage is limited indoors and mostly limited outdoors.
 Dorset Council: 01305 251010.
 Council Tax Band: F.
 EPC: C.

SITUATION

Waytown is a small hamlet a short distance from the larger village of Netherbury which is in a designated conservation area comprising mainly period stone houses and cottages for which the area is well known. It has a church and village hall and the 'Hare and Hounds' public house can be found in Waytown. Beaminster to the north offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. The market town of Bridport lies approximately 4 miles to the South. Bridport has a history of rope-making and is now a gateway



to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events.

DIRECTIONS

What3Words///sharper.corrects.timidly

MATERIAL INFORMATION

Slape Mill House has a 12th share of the communal grounds and therefore a one 12th liability for maintenance which amounts to £825 per annum for grass cutting etc.

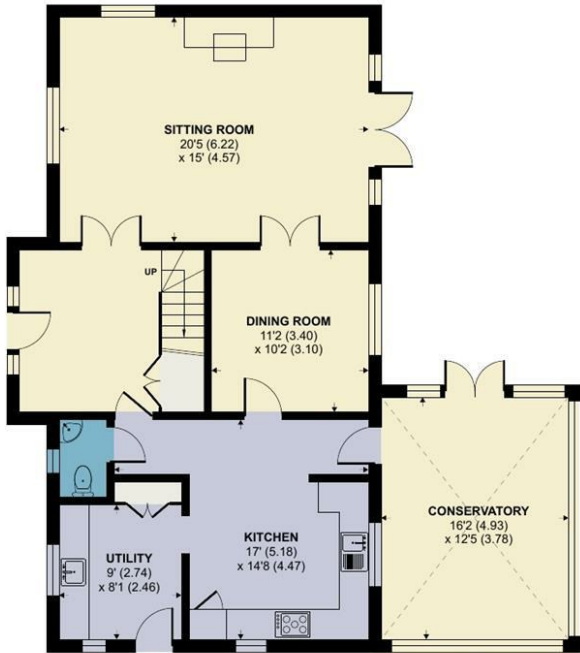


Slope Mill House, Waytown, Bridport

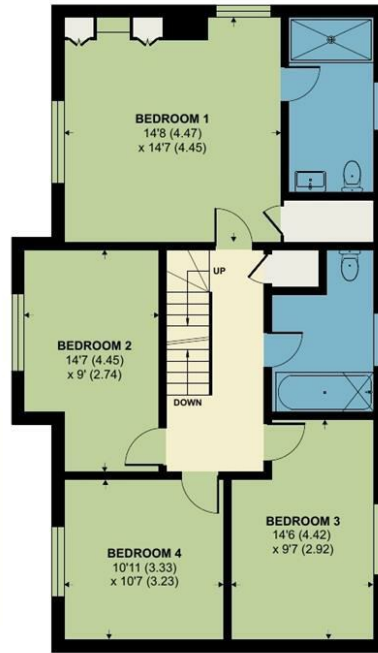
Approximate Area = 2279 sq ft / 211.7 sq m
Limited Use Area(s) = 128 sq ft / 11.8 sq m
Garage = 380 sq ft / 35.3 sq m
Total = 2787 sq ft / 258.9 sq m

For identification only - Not to scale

Denotes restricted head height



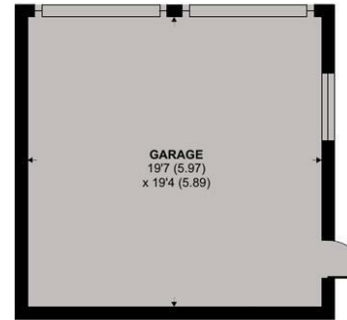
GROUND FLOOR



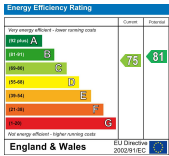
FIRST FLOOR



SECOND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Symonds & Sampson. REF: 1206757



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