



## The Green, Morcombelake, Bridport

A charming two bedroom terraced cottage in a village location, with beautifully landscaped gardens and countryside views.

Guide Price

**£285,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**The Green,  
Morcombelake, Bridport,  
DT6 6EA**

- No Onward Chain
- Modern Fitted Kitchen
- Beautifully Landscaped Gardens
- Countryside Views

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





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#### The Property

This charming two bedroom cottage is situated in a popular village location, set away from the main road and enjoys countryside views and a lovely rear garden. The property opens into a useful porch and inner hallway, ideal for storing coats and shoes. The living/dining room is to the front, enjoying a pleasant outlook over the front garden to the countryside beyond. There is a focal point of a fireplace fitted with a woodburning stove, and plenty of space for a dining table and chairs along with a sofa suite. The modern fitted kitchen is to the rear, and is fitted with a range of wall, base and full length cupboards providing plenty of storage, and integrated appliances including an electric oven, microwave and hob, plus a wine fridge.

Stairs rise from the kitchen, with the family bathroom located halfway up on the right hand side. The bathroom is fitted with a panelled bath with shower over and a sink, and a further door opens into a separate wc and wash hand basin. Further stairs rise to the bedrooms, the principle being at the front with countryside views. The second bedroom is a generous single with fitted wardrobes.

#### Outside

There is a delightful patio garden to the front, and to the rear there is a useful log store, with stairs rising to the main garden. The garden has been well landscaped, with a large patio seating area and areas of lawn interspersed with mature shrubs. There is a summerhouse, shed and small pond.

#### Services

Mains electricity and water. Electric heating. Private septic tank.

Broadband - Standard broadband is available.  
Mobile phone coverage - Network coverage is mostly good indoors and out.

#### Local Authority

Dorset Council - 01305 251010  
Council Tax Band: B.

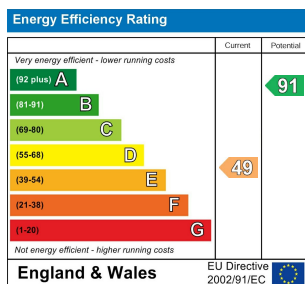
#### Situation

The property lies in the centre of the village of Morcombelake, which has a well-stocked farm shop. The market town of Bridport lies approximately 6 miles to the East. 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 varied arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and

riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

### Directions

Heading West on the A35, in Morcombelake take the last turning on the right beyond 'Artwave West' signposted to Whitchurch Canonicorum. A short distance up the hill turn right at the grass triangle. Park near the triangle. Walking, take the right fork into Love Lane and then immediately right into an unmade lane signposted 'no through lane'. The property will be found a short way up on the left hand side identified by our For Sale board. What3Words///silence.forwarded.erase



Bridport/IRU/190224 Rev 29/05/24



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**01308 422092**  
Symonds & Sampson 23 South Street  
Bridport  
Dorset  
DT6 3NU  
bridport@symondsandsampson.co.uk

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