



1 Britlands



# 1 Britlands

Skilling Hill Road, Bridport, Dorset DT6 5LA

Town Centre 1 Mile Jurassic Coast 2 Miles

A superb detached home with wonderful far-reaching sea, town and country views, located close to Bridport town centre.

- Attractive Detached House
- Spacious, Versatile Accommodation
- Greatly Improved Under Current Ownership
- Parking and Double Garage
- Sunning Far-Reaching Views
- 4 Generous Double Bedroom
- Landscaped South-Facing Gardens
- Private Elevated Position

Guide Price £745,000

## THE PROPERTY

1 Britlands is a delightful detached home located in a tucked-away position within easy reach of Bridport town centre and enjoying stunning, far reaching views across Bridport and West Bay to the sea. The property was built in 2006 by well-known local builders, C.G Fry, to an exacting, individual specification and as such enjoys spacious, well appointed accommodation with every modern convenience available. Under the current ownership further improvements have been carried out including the addition of bi-folding doors in the garden room, plantation-style shutters, new flooring throughout part of the ground floor, a charming brick fireplace with wood burner in the sitting room, new shower fittings, internal redecoration and landscaping of the gardens. The result is a beautifully presented home offering light and airy accommodation with the fantastic outlook fully appreciated at every possible opportunity.

Approaching the property, it is clear that this is no ordinary home. The front door is set amongst full height windows which span both storeys, ensuring that the wide, welcoming entrance hall is filled with natural light and giving a wonderful sense of arrival. Internally the accommodation has a sociable emphasis, particularly in the sitting room which spans the full length of the house with an adjoining garden room area from which bi-folding doors open directly to the south facing garden. The generous proportions of this room are mirrored in the kitchen/breakfast room which offers excellent fitted units with comprehensive integrated appliances alongside plenty of space for a family dining table.

With scope for a variety of uses, the second reception room is where the flexibility of the accommodation becomes most apparent; this comfortable and relaxing room would make an ideal second sitting room, dining room or ground floor bedroom, to list but a few of the possibilities. Furthermore, there is a separate study on the ground floor which, with an inspiring view to the sea, is perfect for working from home. Excellent domestic conveniences can also be found on the ground floor including a useful utility room with plumbing for laundry facilities and a door to the side, a cloakroom and a large storage cupboard beneath the stairs.



The recently upgraded oak staircase rises from the entrance hall to a galleried landing from which each of the four bedrooms and the family bathroom can be accessed. All of the bedrooms enjoy generous double proportions and built-in wardrobes with three enjoying windows to the rear; arguably the best vantage point from which to enjoy the views. Of particular note is the principal bedroom which enjoys a Juliet balcony to the rear aspect and an ensuite shower room, in which the shower has recently been upgraded. The family bathroom has been similarly upgraded and now features a digital shower over the bath.

#### **OUTSIDE**

A further asset to the property is the spacious and varied plot, which has also been greatly improved under the current ownership. Arranged primarily to the rear of the property, and therefore facing principally south with a private aspect and stunning views, the garden has been thoughtfully landscaped to take full advantage of the space and abundance of sunlight. Immediately adjoining the house is a large paved sun terrace which, together with the established lawn, provides a stunning setting for relaxing out of doors. Beyond the lawn, a pathway leads to a very effective terraced produce garden and a "tropical garden", both of which are testament to the sun-drenched aspect owing to the exciting array of plantlife growing there. Those with green fingers will also recognise scope for further landscaping within the garden.

Parking is well provided for with a double garage and off road parking for 2 vehicles. A gated pathway from the parking area leads to the garden, facilitating step-free access to the property.

#### **SITUATION**

The property is situated in a fantastic setting on the edge of Bridport and therefore enjoys close proximity to the town and its broad range of amenities. In Bridport, extensive street markets are held twice weekly and the town has an excellent range of shopping facilities including national and independent retailers, primary and secondary schools, recreational and social amenities and a popular leisure centre with a swimming pool (located just a quarter of a mile from the property). West Bay is only 2 miles to the south, forming part of the stunning Jurassic Coast World Heritage Site, and the West Dorset area as a whole is designated one of Outstanding Natural Beauty.

Council Tax Band G

#### **AGENTS NOTE**

Construction work is currently underway on land in the locality to build a select development of quality homes, however this will not affect the views from 1 Britlands and the land immediately adjoining the boundary of the property is a designated green space which cannot be built on due to its ecology.

#### **SERVICES**

Mains water, drainage, electricity and gas. Gas fired central heating.

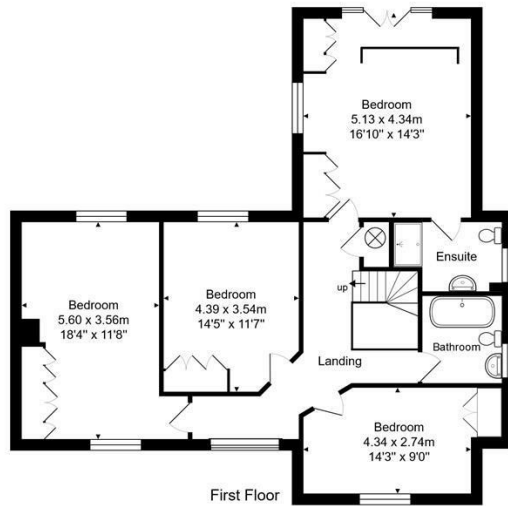
#### **VIEWINGS**

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

#### **DIRECTIONS**

From Bridport town centre follow South Street and at the traffic lights turn right towards Bridport Leisure Centre. Pass the Leisure Centre and take the next driveway on the left afterwards: the property is straight ahead on the left.

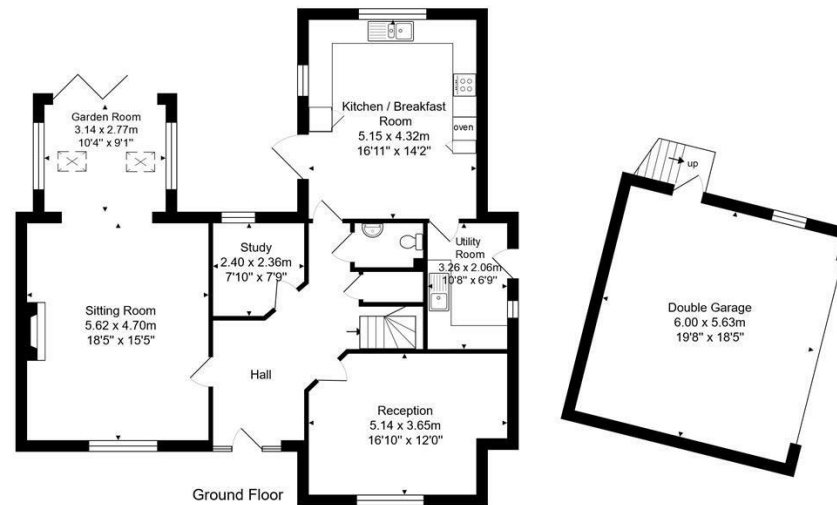




Total Area: 208.3 m<sup>2</sup> ... 2242 ft<sup>2</sup> (excluding double garage)

Not to scale. Measurements are approximate and for guidance only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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