



Colmers View



# Colmers View

Broadoak, Bridport, Dorset, DT6 5PX

Bridport 3 Miles Lyme Regis 12 Miles

A simply glorious unique home offering great flexibility in a stunning, unspoilt rural setting

- Situated in the Marshwood Vale AONB, Close to the Coast
- Spacious, Flexible Accommodation
- Self-Contained Annexe
- No Forward Chain
- 3 Miles from Bridport
- Panoramic Views of Colmers Hill and the Marshwood Vale
- In all 0.5 of an Acre

Guide Price £799,000

## THE PROPERTY

This south-facing property has been transformed by its current owner (a garden designer) from a 1950s chalet bungalow, whilst keeping many of the best original features like the oak parquet floor and original Aga. The addition of a glazed oak garden room extension and decked walkway blur the boundaries between inside and outside, keeping one close to nature.

This house would suit a broad variety of lifestyles as it has been designed as a flexible space. Used at present as a main house and annexe, it can easily be changed back into one house. Currently it has 3 large bedrooms which could, if needed, easily be 4.



## OUTSIDE

Outdoor living at Colmers View is an immense pleasure. The tranquility felt throughout the house can also be felt on exploring the glorious, secluded grounds, which amount to around half an acre. The same endless views can be enjoyed throughout the gardens, particularly at the rear which is a fabulous wildflower meadow interspersed with winding grass paths. A haven for wildlife with the back drop of the stunning West Dorset countryside, this is truly a garden which doesn't lose its appeal at the end of summer. There is also a side garden which is dedicated to produce growing. At the front of the house, as well as parking for up to 8 cars on the gravel driveway, there is more wildflower meadow, numerous trees and a wood shed which would easily convert into a double garage.

There is also a shipping container and a vintage caravan available by separate negotiation.

## SITUATION

3 miles from Bridport.

## SERVICES

Mains water and electricity. Private drainage (septic tank). Solid fuel heating (back boiler to wood burner).

## VIEWINGS

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



These particulars are a guide only and should not be relied upon for any purpose.

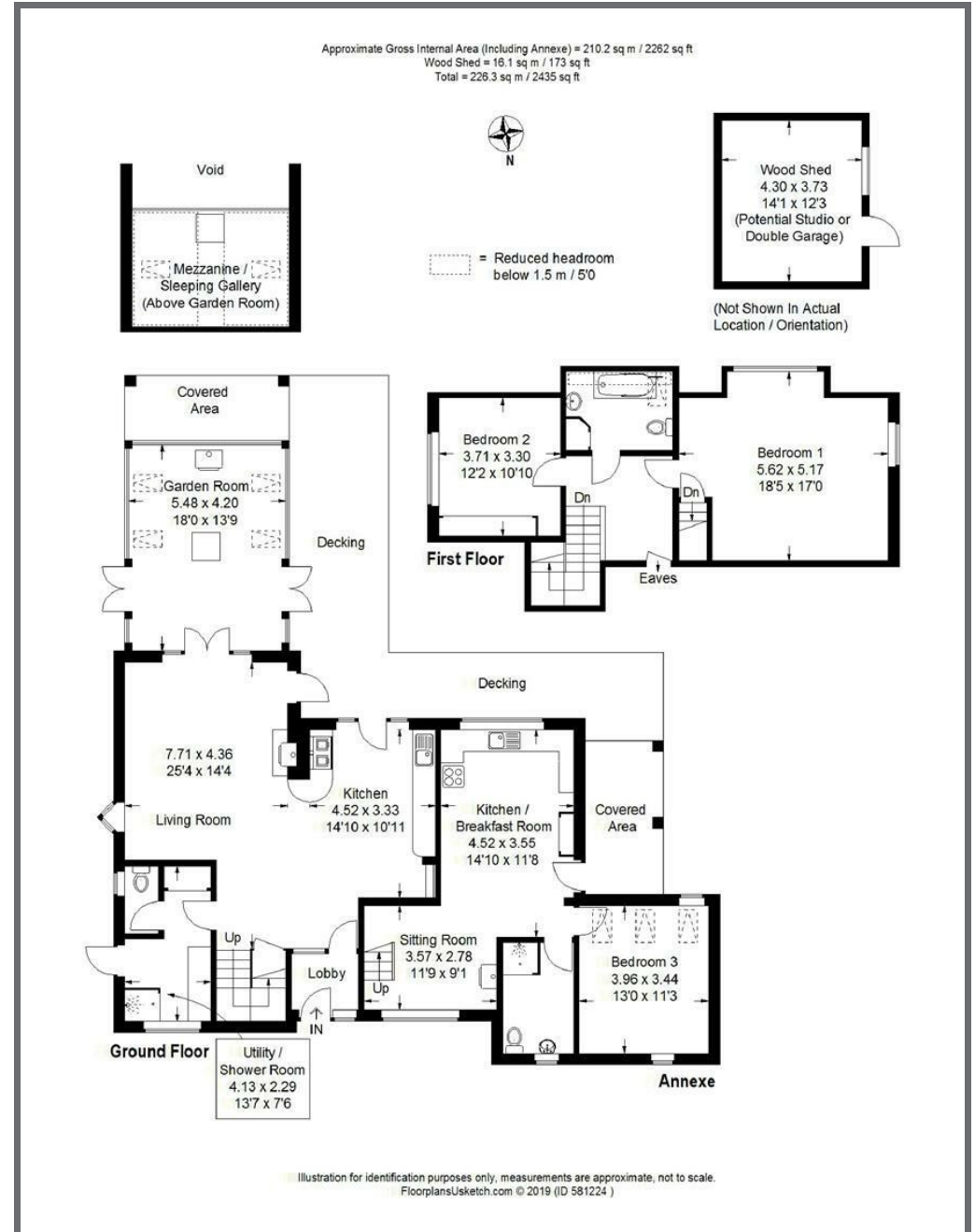


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	71
England & Wales		EU Directive 2002/91/EC	

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