



8, Slape Mill



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Waytown, Bridport, Dorset, DT6 5SH

Beaminster 3 miles. Bridport 4 miles. West Bay/Jurassic Coast
6 miles

A very attractive and spacious converted mill in a private and tranquil setting surrounded by beautiful countryside

- Converted former mill
- Unique country setting
- 3 Double bedrooms, 2 Bathrooms
- Living room
- Kitchen/dining room
- Contemporary and character features
- South-facing rear garden
- Garage and carport
- 5 Acres communal grounds
- Freehold. Council Tax Band E

Guide Price £495,000

THE PROPERTY

8 Slape Mill is a very attractive, spacious and well appointed converted mill in a private and tranquil setting, surrounded by beautiful countryside, yet within easy reach of Bridport and Beaminster. Slape Mill is a stunning and highly individual exclusive development. It comprises the conversion of a former mill building into six highly individual character homes together with five new detached character houses and the original mill house, set in about 5 acres of communal grounds bisected by the Mill Leat and backing onto the River Brit. The scheme was undertaken in 2004.

The property forms part of the former mill building dating back to the 1800s and has attractive red brick elevations under a slate roof. It has been under the current ownership since new and has been very well maintained.

It was converted to a high standard with a character, yet contemporary, feel with semi open plan living space, high ceilings to the ground floor and high vaulted ceilings to the first floor. Character-style features include oak flooring, solid pine internal cottage doors and a brick fireplace feature to the kitchen.



The impressive specification includes oil-fired central heating with a pressurized hot water system, traditional wooden and replacement uPVC windows, security alarm system, well equipped kitchen with comprehensive appliances – electric double oven, electric ceramic hob, integrated dishwasher and integrated fridge – utility with matching units, LED downlighters to the kitchen, wood burner to the living room and attractive period-style bath/shower room fittings, including a freestanding rolltop bath.

The property enjoys a lovely aspect to the front overlooking the green and meadows and a sunny south-facing rear aspect.

OUTSIDE

At the rear the property benefits from a garage and adjoining carport.

The front garden has a lawn screened behind hedging. The good sized south-facing rear garden includes a paved terrace, lawn and shrubs.

A further feature and providing a delightful setting are the well maintained communal gardens and grounds and a bridge leads to a large wildflower meadow, exclusively for the use of the residents of the development. The grounds extend to around 5 acres.

SITUATION

Slope Mill enjoys a peaceful and picturesque country setting in the hamlet of Waytown and within the beautiful Brit Valley, designed an Area of Outstanding Natural Beauty (AONB). Together with the pretty neighbouring village of Netherbury the hamlet enjoys a friendly and active community and amenities, including a pub (within Waytown itself), church, village hall, playing fields and miles of footpaths through the surrounding countryside, including riverside walks along the River Brit, which also pass River Cottage where Hugh Fearnley-Whittingstall's famous brand originated. The charming towns of Beaminster and Bridport are both within easy reach, offering an excellent range of shopping, leisure and cultural facilities as well as a substantial doctors' and dentists' surgeries, supermarkets (including Waitrose in Bridport) and schools for children of all ages. The Jurassic Coast World Heritage Site is very nearby.

SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

RESIDENTS' MANAGEMENT COMPANY

Slope Mill has a Residents Management Company and there is a service charge towards the communal upkeep of the gardens and grounds.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport join the A3066 towards Beaminster. On leaving Bradpole and the roundabout at Gore Cross Industrial Estate, take the next left signed Waytown. After about 1 mile turn right, signed Waytown. On entering the hamlet and just past the Hare & Hounds pub, take the immediate next right down a long driveway to Slope Mill.



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.



Approximate Area = 1483 sq ft / 137.7 sq m (excludes void)
 Garage = 392 sq ft / 36.4 sq m
 Total = 1875 sq ft / 174.1 sq m
 For identification only - Not to scale

Ground Floor
 Sitting Room: 5.99 x 4.04m (19'8" x 13'3")
 Kitchen / Dining Room: 5.99 x 3.99m (19'8" x 13'1")
 Utility: 2.16 x 1.98m (7'1" x 6'6")
 Up

First Floor
 Bedroom 1: 6.02 x 4.04m (19'9" x 13'3")
 Bedroom 2: 3.89 x 2.92m (12'9" x 9'7")
 Bedroom 3: 3.63 x 2.95m (11'11" x 9'8")
 Down
 Void

Garage
 4.74 x 3.05m (18'10" x 10')
 4.74 x 3.05m (18'10" x 10')

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ricscom 2023. Produced for Stags. REF: 1003956



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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			
		72	81
England & Wales		EU Directive 2002/91/EC	

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