Bilberries

STAGS

Bilberries

, Coneygar Park,Bridport, DT6 3BA

Town Centre 0.25 miles. West Bay/Jurassic Coast 2 miles.

A very attractive detached split-level residence enjoying beautiful extensive gardens and grounds in a highly sought after and peaceful private estate within very easy walking distance of the town centre

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- Well presented split-level residence
- 3 Double bedrooms
- Kitchen/dining, utility
- Wildlife haven gardens and grounds
- Peaceful setting yet close to town
- Sought after private estate
- Living room with full width balcony
- Garage/store
- In all about 0.4 acre
- Freehold. Council Tax Band E

Guide Price £595,000

THE PROPERTY

Bilberries is a very attractive individual detached split-level residence, enjoying beautiful extensive gardens and grounds in a highly sought after and peaceful private estate, close to the town centre. It was understood to have been traditionally built in 1979 in the alpine style, having attractive natural stone-faced front elevations.

Under the current ownership since 2008, the property has been subject to extensive refurbishment and alteration, together with the purchase of additional land to create a comfortable home with wonderful gardens and grounds.

The many excellent and impressive features include electric central heating (traditional water filled radiators), hardwood doors (front door, garage door and bi-folding doors), timber sealed unit windows, PV panels providing excellent income, well equipped kitchen with eye-level twin ovens (Smeg and Neff), electric hob and space for slimline dishwasher, modern heritage/period style bathroom/shower room suite, oak veneered internal doors and a natural stone fireplace with wood burner.

The well planned accommodation is good sized and well presented. Particular selling points include the large living room with bi-folding doors and balcony, large kitchen/dining room and three double bedrooms.

The property faces principally south, enjoying long range views over the town towards East Cliff and West Bay.

The well proportioned accommodation extends to:

Ground floor - Reception hall, utility, inner hall, porch/small sun lounge, cloakroom
First floor - Long landing, living room with bi-folding doors onto full width balcony, kitchen/dining room with French doors, three double bedrooms (two with built-in wardrobes), bathroom/shower room with power shower.

OUTSIDE

The extensive gardens and grounds are a further big selling point, extending to about 0.4 acre and backing onto the Millenium footpath. It is a haven for wildlife.

There is off-road parking/driveway for 2 cars, leading to an integral single garage/store.

Beautiful well stocked gardens and grounds featuring a whole variety of shrubs and trees. There is an adjoining paved terrace, pathways and a lovely pond. At the far end is a natural/wildlife area with a rear gate onto Millenium Green/Coneygar Hill (£70 per annum licence to Millenium Green). Cedar summerhouse, tool shed and Fault aluminum greenhouse.

SITUATION

Coneygar Park is a highly sought after private residential area, just to the north of the town, and within easy reach of the centre. Bilberries is adjacent to the Millennium Green and provides woodland walks via a gate at the rear of the property, the footpath through Millennium Green links to West Street and another footpath connects Coneyar Park with St Andrews Road and East Street, providing an easy link to the main shopping areas of the town. Bridport is a thriving and historic market town offering an excellent range of shopping, business and leisure facilities. Local schools are very nearby. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB). West Bay and the stunning Jurassic Coast is within only a few miles. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach and with mainline rail services to London.

SERVICES

All mains services. Electric central heating with water filled radiators. PV panels.

Broadband - Standard up to 17Mbps and Superfast up to 71Mbps.
Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside, service from Three limited inside for both services and likely for both services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

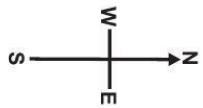
VIEWINGS

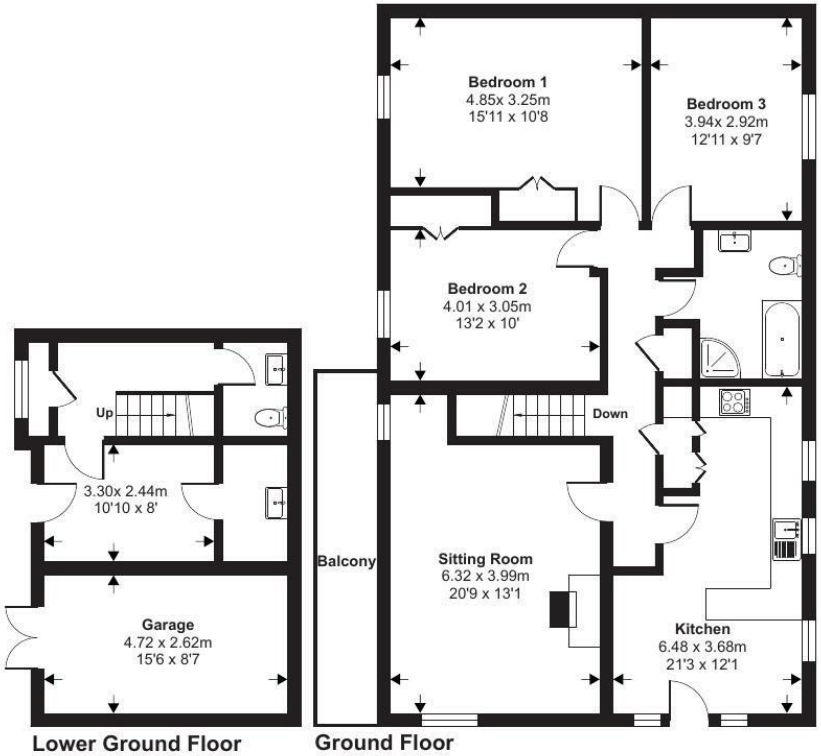
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport, follow East Street and head eastwards to the roundabout. At the roundabout, take the first exit, signposted A3066, Beaminster. Take the first left after the pedestrian crossing and continue to the junction with Coneygar Road. Turn right, and pass through the traffic calming and take the the first left. Follow the private road signed "Coneygar Park". At the top of the drive, turn right and the property is located on the right hand side.

Approximate Area = 1383 sq ft / 128.4 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1520 sq ft / 141.1 sq m
For identification only - Not to scale



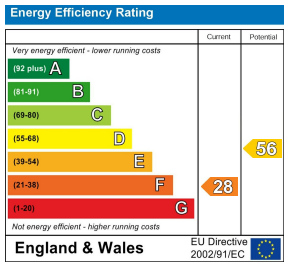


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1144934

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.

STAGS



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