



Ryeberry Cottage



Ryeberry Cottage, 5 Foundry Knapp, West Road

Bridport, Dorset, DT6 5JU

Bridport Town Centre 1 mile. Symondsburys 1 mile. Jurassic Coast 2 miles.

A charming stone cottage with lovely large gardens, ideally located midway between Bridport and the picturesque village of Symondsburys.

- Pretty stone cottage
- 2 Double bedrooms, dressing room
- Lovely well stocked private gardens
- Large newly erected studio/summerhouse
- Easy reach of Bridport, Symondsburys and lovely countryside
- Newly improved and well appointed
- Newly built garden room
- Backing onto fields with lovely country views
- Off-road parking
- Freehold. Council Tax Band B

Guide Price £325,000

THE PROPERTY

Ryeberry Cottage is a charming, traditional period stone cottage in a very convenient location within easy reach of Bridport town and the picturesque village of Symondsburys. It is estimated to date back to the 1800s and in recent years the cottage has been subject to comprehensive improvement.

The many excellent modern features include newly installed eco-friendly electric radiators, uPVC sealed unit windows/doors, kitchen with contemporary units plus electric oven and hob, shower room with contemporary fittings with walk-in shower, wood burner to the living room and fitted wardrobes to the dressing room. A further big feature is the newly built garden room with Douglas fir timber cladding and solid oak stable door. Both the garden room and the shower room also feature Canadian maple wood panelling.

The well maintained cottage enjoys a number of character style features including stripped exposed timber beams, handcrafted timber panelling, natural stone fireplace, mosaic Mediterranean style tiles to the dining room area and kitchen plus a roof lantern over the kitchen.

The cottage also has the big selling feature of off-road parking and exceptional large rear gardens incorporating a substantial timber studio/summerhouse and backing onto countryside/fields with lovely views to Allington Hill, Ryeberry hill, Symondsburys estate and towards Eype and West Bay.



OUTSIDE

The cottage has off-road parking for one car to the front and visitor parking on the opposite side of the road.

There is a small front area featuring stone walls.

Immediately to the rear is a paved terrace and just beyond a gate gives access to the very large garden comprising large expanses of lawn interspersed with a wide variety of trees and shrubs, including fruit trees (apple, pear, eaters, cookers and greengage), paved terrace, firepit, substantial timber studio/summerhouse (supplied by Dunster House), large shed and pergola to enjoy the sunset.

SITUATION

Ryeberry Cottage is ideally set in the highly desirable Symondsburys Parish and on the western outskirts of Bridport within easy reach of the town centre and close to open countryside. Bridport is a thriving and historic market town offering a great variety of amenities, Symondsburys is also very nearby with a church, primary school, public house and the beautiful Symondsburys Estate with craft shops and cafe. The immediate area is designated as one of outstanding natural beauty (AONB) and the iconic well known landmark of Colmer's Hill is also very nearby. The stunning World Heritage Jurassic Coast is just a few miles away with beaches at Eype and West Bay.

SERVICES

Mains electricity, water and drainage. Electric heating. The cottage currently has Sky wifi.

Broadband - Standard up to 15Mbps, Superfast up to 52Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available is EE, O2, Three and Vodafone for voice and data services inside and 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).

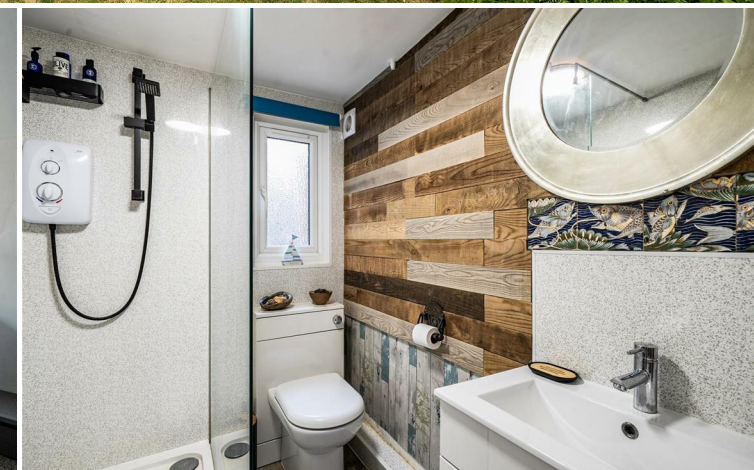
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport town centre follow West Street away from the town. Continue across both mini-roundabouts onto West Allington. Proceed past The Foundry on the left and Ryeberry Cottage will be seen on the right after a few hundred yards.

What3Words: ///shield.repelled.twigs



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			66
(55-68) 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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