



STAGS

Cliff Corner

Cliff Corner

West Cliff Road, West Bay

Bridport 2.1 miles

- Sitting room
- Dining/family room
- Kitchen
- 3 Double bedrooms(1 en suite)
- Shower room
- Garden room.
- South facing gardens and parking with 2 garages.
- Stunning sea views

Guide price £650,000

SITUATION AND AMENITIES

Cliff Corner is situated in an idyllic coastal position in the popular former fishing village of West Bay, at the heart of the World Heritage Site Jurassic Coast. West Bay itself is a beautiful village that retains a working harbour and is very much an undiscovered gem of the South Coast. The village has a range of shops including a general store and a fishmonger. There are a number of cafes and restaurants including the artisan Sladers Yard and the award winning Riverside Restaurant. West Bay has two beaches, perfect for bathing or mackerel fishing, a harbour and a launch ramp for smaller vessels. The coast is dotted with excellent coastal walks and bridleways that take in the glorious views. Approximately a mile to the north is the vibrant market town of Bridport which has been described by many as Notting Hill on Sea. It has been made famous by celebrity endorsements from Hugh Fearnley Whittingstall, who features the area regularly in his River Cottage programmes, and Martin Clunes with his popular Buckham Fair. Bridport has a twice weekly market as well as regular farmers' markets and offers a range of shops and services including restaurants, a cinema and leisure centre, supermarkets, museum and a number of primary schools and secondary schooling.

DESCRIPTION

This is a unique, detached, beach front home set in a stunning coastal position just moments from the beach at popular West Bay. Despite its proximity to the beach the property benefits from a high degree of privacy due to its slightly elevated position. The



A beautifully renovated beach front home with glorious sea and coastal views. EPC Band D





house has undergone an extensive programme of updating and renovation by the recent owners to create a fabulous coastal home in a contemporary, yet cosy style with light and airy accommodation due to its southerly aspect. The accommodation comprises entrance hall, sitting room fireplace and multi fuel burner, dining/family room with fireplace(unused) garden room with double doors to the garden, modern kitchen with larder, cloakroom, boot room, well appointed shower room and double bedroom with ensuite on the ground floor. On the first floor are two double bedrooms. Its important to note the current owners have obtained planning permission to create a first floor shower room and a dormer window for the master bedroom giving further sea views. The property has been designed so that all principal accommodation enjoys the stunning vistas across West Bay along the Jurassic Coast with Portland in the distance.

OUTSIDE

From the road there is a small driveway leading to a large detached garage with space for a modern four wheel drive with light and power connected. In addition there is a further garage at the end of the garden. At the rear of the garden is a modern shed with light and power connected. The principal garden, which is previously mentioned lies to the south of the property, comprises of a level lawn and large paved entertaining area, perfect for al fresco dining. Both the garden and terrace enjoy the far reaching sea views.

DIRECTIONS

From our office proceed south along South Street to the Crowne roundabout taking the third exit towards West Bay. On entering the village continue to the harbour and across the bridge. At the mini roundabout continue straight ahead and into the private estate, at the junction turn left and Cliff Corner is on the right. The last house before the beach.

SERVICES

All mains connected

LOCAL AUTHORITY

West Dorset District Council
Stratton House
58-60 High West Street
Dorchester
Dorset
DT1 1UZ
01305 251010

DIRECTIONS

VIEWINGS

Strictly by appointment only through Bridport Stags call 01308 428000.





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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (81-100)		
B (69-80)		
C (55-68)		
D (40-54)		
E (29-39)		
F (23-28)		
G (1-22)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

