



STAGS

131 Victoria Grove



131 Victoria Grove

Bridport

Bridport town centre 0.5 miles. Lyme Regis 10 miles. Dorchester 15 miles.

- Impressive & substantial Victorian home
- 5 Bedrooms
- Family bathroom + separate shower room
- 3 Reception rooms + stunning dining/family/garden room
- OFF STREET PARKING
- West facing garden with views.

Guide price £550,000

SITUATION AND AMENITIES

This substantial family home is situated on the northern fringes of this vibrant market town within level walking distance of the town centre and two well regarded Primary Schools. Bridport has a twice weekly market as well as regular farmers' and monthly vintage markets and offers a range of quirky and artisan local shops. The town has a thriving music, food, arts and literary community, hosting the Bridport Literary Festival and the lively Bridport Hat Festival to name but a few. There are many cultural and community events to add to the diary along with regular clubs, gigs and activities. Bridport's mainstream amenities include restaurants, hotels, a cinema, art/leisure centre, supermarkets, a museum, a health centre and a number of excellent primary and secondary schools.

West Bay, with its harbour, bathing beaches and access to the World Heritage coast, is only about 2 miles to the south. There is also a golf course. The larger centres of Dorchester, Yeovil and Weymouth are all within easy reach with main line rail services to London.

DESCRIPTION

This is a very impressive and substantial character house offering extensive accommodation, lovely town and country views, together with the benefit of private off-road parking (rarely available in the town centre). It is an individual Victorian house understood to have been built in the late 1800's with brick elevations under a slate roof. The accommodation is extensive, being arranged over 4 floors and enjoys fantastic long range views over the town and surrounding countryside, including the well-known viewpoints of Allington and



An impressive and substantial character house with off road parking near Bridport town centre. EPC Band D





Coneygar Hills.

There are many classic features typical of its age and type including a mosaic tiled floor, period decorative timber and cast iron fireplaces, deep skirting boards, high ceilings, picture rails, stripped pine doors, exposed floor boards, exposed colour washed brick and the original gas lamp points. In the last 10 years or so a whole number of improvements have been carried out and a particular feature is the contemporary style large dining/family/garden room with vaulted ceiling, Velux windows and solid oak windows/doors. The many excellent features includes gas fired central heating (boiler recently replaced), replacement UPVC sealed unit windows, security alarm system, recently fitted contemporary kitchen with solid oak worktops (stainless steel Rangemaster and matching cooker hood available by separate negotiation) and attractive modern bathroom/shower room fittings.

There is also the immense benefit of private off road parking to the front and a good sized, west facing, long rear garden enjoying distant views.

The availability of this type of Victorian house, with parking, is very rare in Bridport and therefore viewings strongly recommended by Stags Estate Agents.

OUTSIDE

There is a gravelled parking area for 2 cars and access to the rear garden can be gained via the side through porch.

The rear garden is attractively laid out and arranged on 3 levels, enjoying distant views of the surrounding hills. Immediately adjoining is a large paved terrace with steps down to lower lawns, together with a whole range of shrub. At the far end is a Timber Shed.

SERVICES

All main services are connected.

LOCAL AUTHORITY

West Dorset District Council
www.dorsetforyou.gov.uk

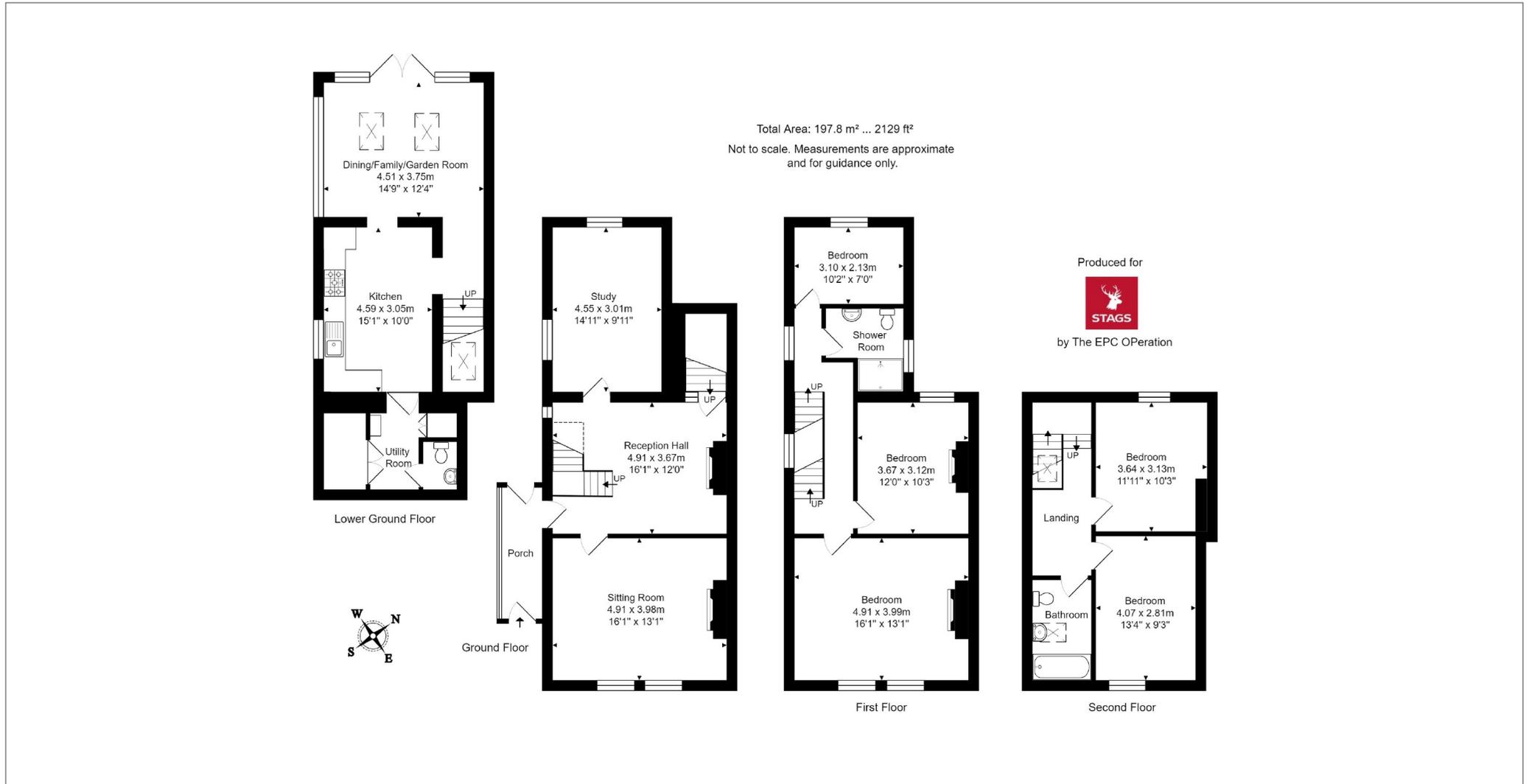
DIRECTIONS

From Stags Bridport office on South Street, proceed north to the traffic lights beneath the Town Hall and turn left onto West Street. Take the first available turning on the right onto Victoria Grove and proceed north. Number 131 is ???
POST CODE: DT6 3AG

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
92-100	A		
81-91	B		
69-80	C		
55-68	D	65	74
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC