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Old School House

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Looke Lane, Puncknowle, Dorchester, Dorset, DT2 9BD



Bridport 6 Miles Jurassic Coast 2 Miles  
Dorchester 13 Miles

**A historic cottage at the heart of a popular Bride Valley village, offering great scope for improvement.**

- Attached Stone Cottage
- Wonderful Bride Valley Position
- Lovely Character Features
- Scope for Sympathetic Updating
- Well Proportioned Accommodation
- Enclosed Rear and Side Gardens
- Off Road Parking
- No Forwards Chain

**Offers in excess of  
£250,000**

## THE PROPERTY

Old School House is an endearing stone cottage which offers pleasantly spacious accommodation and gardens, located at the heart of the Bride Valley. As the name suggests, the property was once the teacher's house to the adjoining former village school (now the village hall), which was built in 1861 and taught the local children until lessons stopped in the early 1950s. As such the property has a rich and fascinating history of local importance and is situated in the thriving centre of this popular village. Having been under the same ownership for nearly 40 years, the property is now in need of updating, giving an incoming purchaser excellent potential to create a wonderful, historic home tailored to their individual needs.

Internally the accommodation is interlaced with lovely character features, providing regular reminders of the property's origins which will only be enhanced by a programme of sympathetic modernisation. The sitting room is one of the rooms where these are most obvious; the open stone fireplace, exposed beams and dado rail create a splendidly authentic atmosphere which is continued into the adjoining dining room. This room is somewhat of a central "hub" on the ground floor, with a lovely tiled fireplace as a focal point and doors to the galley-style kitchen, rear lobby, which in turn gives access to the garden, and the bathroom. Upstairs there are two generous double bedrooms, the larger of which features a cast iron fireplace.

## OUTSIDE

Old School House enjoys an enclosed, level garden which is divided into an established lawned area to the side and a paved courtyard to the rear. Raised

slightly above road level, these sheltered gardens offer excellent opportunities for spending time out of doors, and there is the potential for further landscaping to suit a variety of horticultural interests if desired. The property further benefits from an off road parking area offering space for at least 2 vehicles.

## SITUATION

The property is located at the heart of Puncknowle which rates highly among the many fantastic villages in the beautiful Bride Valley, which forms part of the West Dorset Area of Outstanding Natural beauty. The village is renowned for its warm community, fabulous countryside and many picturesque properties, with amenities including a village hall, church and the Crown Inn pub. The popular market town of Bridport is just 6 miles distant, offering a broad variety of shopping, dining, leisure and cultural experiences, and the Jurassic Coast World Heritage Site is nearby; the beautiful beaches of West Bexington, Burton Bradstock and West Bay can all be reached within 15 minutes' drive.

## SERVICES

Mains water, electricity and drainage. Electric heating.

## VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

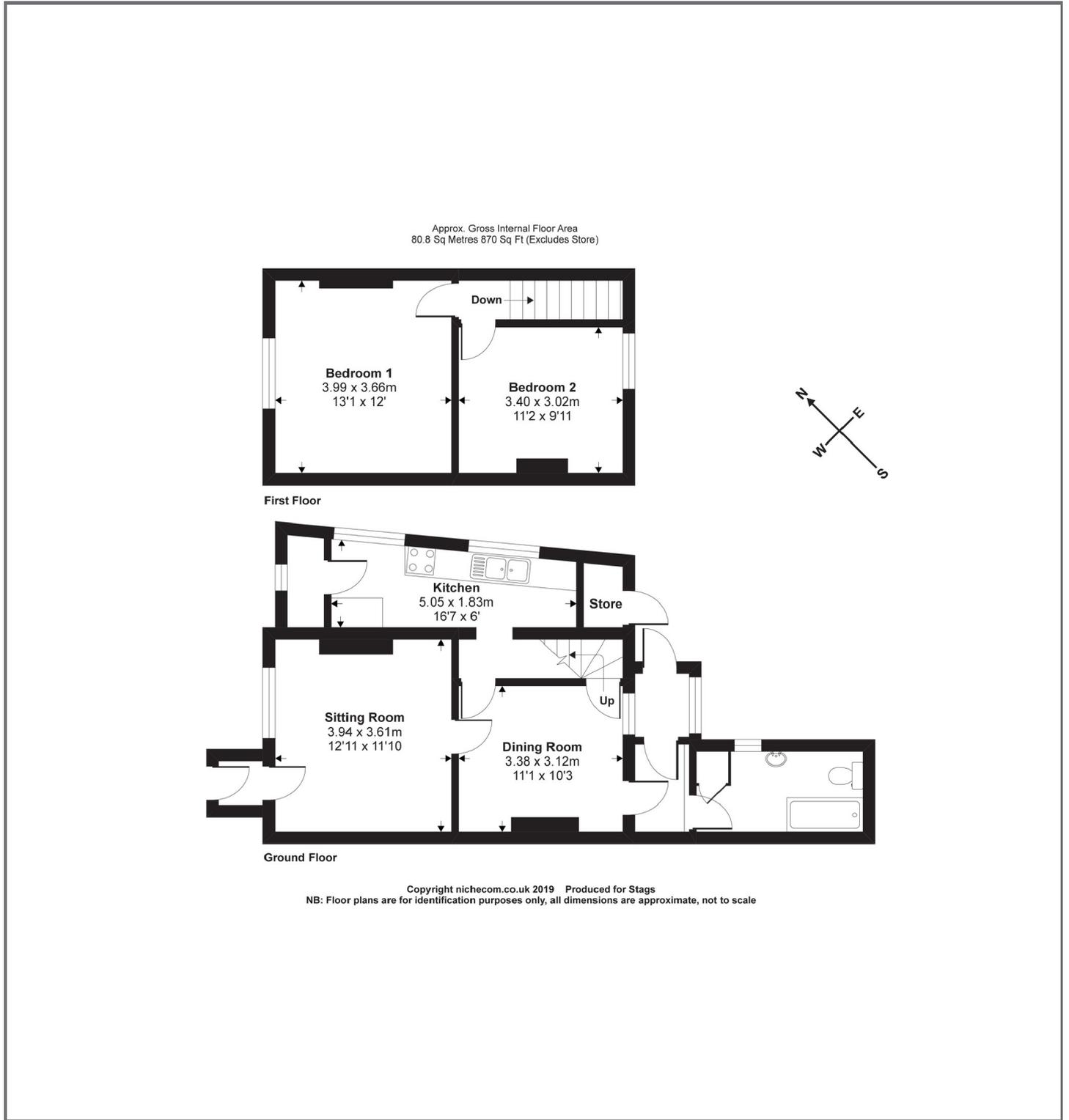
## DIRECTIONS

From Bridport follow the B3157 Coastal Road towards Weymouth and pass through Burton Bradstock. Continue to Swyre and turn left towards Puncknowle. Follow this road into the village as pass The Crown Inn. Turn left into Looke Lane and the property can be found immediately on the right.

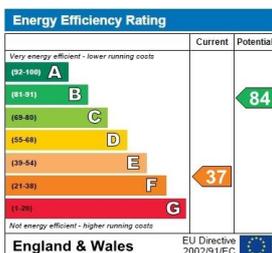


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These particulars are a guide only and should not be relied upon for any purpose.



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