

STAGS

Bride Valley View,

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2 Looke Lane, Puncknowle, Dorset DT2 9BD

Jurassic Coast/the Sea 2 miles. Burton Bradstock 3 miles. Bridport 6 miles.

An attractive semi-detached stone house enjoying wonderful views over the Bride Valley in this charming village, only a few miles from Chesil Beach.

- Attractive natural stone house
- 3 Bedrooms
- Well presented throughout
- Potential off-road parking
- Country village near the sea
- Spacious 900 sqft
- Living room, kitchen/dining room, Utility
- South-facing rear garden
- No forward chain
- Freehold. Council Tax Band C

Guide Price £280,000

THE PROPERTY

2 Bride Valley View is an attractive semi-detached house which, as the name implies, enjoys wonderful long range views over the Bride Valley, in this highly sought after peaceful Bride Valley village, close to the sea. It is was built in the 1960s, having natural stone-faced elevations and well cared for under the current ownership since 2004.

Well presented throughout and offered with oil-fired central heating, replacement uPVC sealed unit windows, stone open fireplace to the living room, well equipped kitchen with solid oak fronted units, slot-in cooker and integrated dishwasher, low maintenance ceramic tile flooring to the kitchen/dining room and utility and a modern fully tiled bathroom with 'P' shaped bath and electric power shower over.

The spacious accommodation extends to:

Ground floor - Entrance porch, reception hall, living room with wonderful views, kitchen/dining room, utility.
First floor - Landing, principal bedroom with built-in wardrobe and wonderful views, bedroom 2 with views over the playing field, bedroom 3 with wonderful views, bathroom.

There is potential for off-road parking (subject to any necessary consents) and the rear garden is a further feature, being south-facing and having a gate onto the playing field.

The property is offered with no forward chain and well priced for a quick sale.







OUTSIDE
Unrestricted on lane parking and potential for off-road parking within the front garden.

The front and rear gardens have been designed for ease of maintenance with gravelled areas, paved terracing and raised beds. Lean-to wood store.

SITUATION
2 Bride Valley View is pleasantly located on the eastern side of the village centre, overlooking open fields and close to public footpaths, giving easy access to the countryside and down onto the coast. Puncknowle is an attractive and very peaceful village with picturesque centre , manor house and working farm in a beautiful area known as the Bride Valley. The village has a thriving community spirit and the excellent amenities include a lovely thatched pub, church and village hall. Bus services are available in the neighbouring village/coastal road in Swyre. The nearby village of Litton Cheney has a popular primary school and Litton Lakes offers year round open water swimming whilst the coastal villages of Burton Bradstock and Abbotsbury are both within only a few miles with shops.

The area is designated as an Area of Outstanding Natural Beauty (AONB) and the renowned Word Heritage coastline/ stunning 18 mile long Chesil Beach is very nearby at West Bexington. The thriving, historic, town of Bridport offers excellent amenities, a twice weekly market and a leisure centre. There is a golf course at the coastal resort of West Bay. Dorchester and Weymouth are both about 12 miles with rail services to London.

SERVICES
Mains electricity, water and drainage. Oil-fired central heating.
Broadband - Standard up to 0.4Mbps and Superfast up to 20Mbps.
Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and EE, Three, O2 and Vodafone for 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 take the B3157 coastal road towards Weymouth. Proceed through Burton Bradstock and onto Swyre. Turn left, signed Puncknowle. Drive into the centre, past the church and pub then take the 1st left into Looke Lane. The property will be seen after a short distance on the right.

AGENT'S NOTES
• This is an ex-local authority property and subject to Section 157 of the Housing Act. It can only be purchased as a main residence and an application has to be made to Magna Housing Association.

• The property was taken on by an Associate Partner, Martin Bowen-Ashwin, who has lived in Puncknowle for some 30 years. He would be very happy to talk to interested buyers about the property and living in the village.

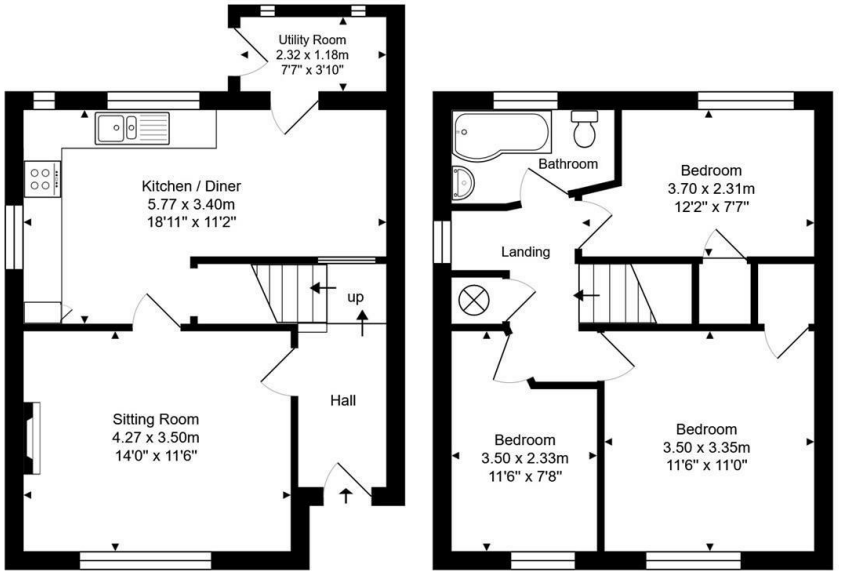






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



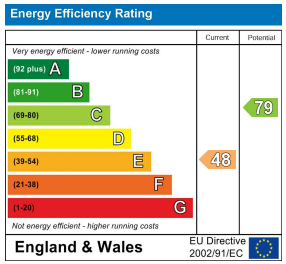


Ground Floor First Floor

Total Area: 82.9 m² ... 892 ft²

Not to scale. Measurements are approximate and for guidance only.





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