

STAGS

Bottle Knapp Cottage







Bottle Knapp Cottage

Long Bredy, Dorchester, Dorset, DT2 9HT

Bridport 7 miles | Dorchester 8 miles

A charming detached Grade II Listed 17th-century cottage, set within approximately 2.58 acres in the picturesque Bride Valley village of Long Bredy.

- Grade II listed period cottage
- Three bedrooms. Two reception rooms.
- Character features throughout
- In all about 2.58 acres
- Offered to market for the first time in over 30 years
- Superb scope for improvement
- Kitchen/ breakfast room
- Garden and paddock
- Very rare and special opportunity
- Council Tax Band F. Freehold

Guide Price £350,000

Stags Dorchester

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Bottle Knapp Cottage enjoys a lovely, secluded location within the small and peaceful village of Long Bredy, in the highly popular and beautiful Bride Valley. This area of West Dorset comprises some of the most beautiful landscapes in the county and as such is designated as an Area Outstanding Natural Beauty (AONB). The stunning World Heritage Jurassic Coast is within 5 miles, with access to Chesil Beach and the South West Coast Path at West Bexington.

The village of Long Bredy offers a church, village hall and playing field, whilst it is also conveniently located equidistant between the market town of Bridport and the county town of Dorset, Dorchester, both about 8 miles. The nearby village of Litton Cheney has a public house, Vineyard, community hall, church and popular primary school, whilst slightly further afield are the coastal villages of Abbotsbury and Burton Bradstock, both offering good local amenities. The well known coastal resort of Weymouth is about 10 miles distant. From both Dorchester and Weymouth, there is a mainline rail service to London Waterloo and the West Country.

THE PROPERTY

Bottle Knapp Cottage is a detached Grade II Listed period cottage, dating from the mid-17th century, set within approximately 2.58 acres in a rural setting on the outskirts of the Bride Valley village of Long Bredy. Of traditional natural stone construction beneath a thatched roof, the property offers an opportunity to renovate and improve a characterful period cottage.

The cottage retains a number of original features, including flagstone flooring, inglenook fireplaces, exposed beams, floorboards and leaded light windows. Improvements over the past decade include re-thatching, a replacement kitchen, electric heating and a new private drainage system.

The property requires a programme of further modernisation and improvement.













OUTSIDE

Pedestrian access to the cottage is afforded by a winding path, leading to the front of the property and the adjoining lean-to constructed of local stone. The front, west-facing and gently sloping mature garden is interspersed with mature trees, whilst a small copse lies immediately south of the dwelling.

To the east, behind the property, a pathway leads to a pedestrian gate giving access into an enclosed, gently sloping paddock. This agricultural pasture extends to approximately 1.9 acres.

There is currently no off-road parking, although the grounds may offer scope to create provision, subject to the necessary permissions. Instead, there is informal roadside parking with a pull-in adjacent to the property that can be utilised.

AGENT'S NOTES

1. A public footpath runs along the rear of the cottage and across the paddock
2. The paddock is currently subject to a Farm Business Tenancy, which is due to terminate on the 24th March 2027.
3. Three prehistoric human burials, believed to date from approximately 800–600 BC, remain within the grounds, having been discovered during drainage works in 2013.
4. The front elevation was re-thatched in 2017, with the rear elevation and ridge more recently re-thatched in Sept 2021.

SERVICES

Mains electricity and water. Private drainage (2013). Heating via Electric radiators. Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council. Long Bredy Conservation Area. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

VIEWINGS

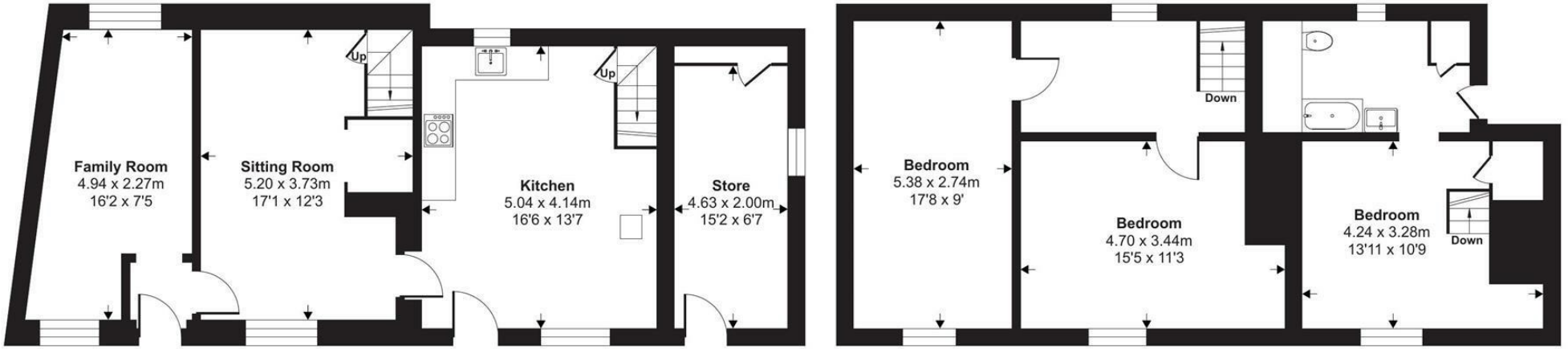
Strictly via Stags Estate Agents only.

DIRECTIONS

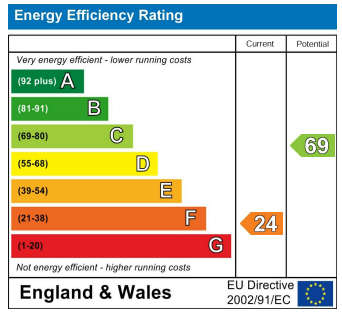
What3Words: ///grunt.hotels.poets
Google Drop Pin: https://maps.app.goo.gl/DT8dhfEyf59f5FxE7

Please Note: There is currently no vehicular access to the property. On road parking is available within an adjacent layby.

Approximate Area = 1228 sq ft / 114 sq m
Outbuilding = 107 sq ft / 9.9 sq m
Total = 1335 sq ft / 123.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1542601



STAGS

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.










STAGS