



Essendon







Essendon, Barr Lane

Burton Bradstock, Bridport, Dorset, DT6 4PU

Village Centre ¼ mile. Hive Beach 1 mile. Bridport 2 miles

Rare opportunity to acquire a beautiful coastal property set in extensive grounds with stunning panoramic sea and countryside views, no chain.

- Main house plus self-contained annexe, over 3000 ft2
- All appointed to a very high standard
- Total 6 bedrooms, 3 bathrooms, 2 reception rooms plus stunning open plan kitchen / family room
- Superb coastal, sea and village views
- Versatile accommodation as private home or home and established income opportunity
- Double garage with modern studio/home office
- Lovely landscaped gardens and grounds
- In all about 1.079 acres
- Highly picturesque and sought after coastal village
- Freehold. Council Tax Band E

Guide Price £1,100,000

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THE PROPERTY

Essendon is an impeccably presented individual four bedroom detached house in the highly desirable and picturesque village of Burton Bradstock. It occupies an elevated position with panoramic sea and countryside views and has been refurbished to a very high standard throughout. The property comprises:

- The main four bedroom detached house
- Attached two bedroom self-contained annexe (currently a very successful holiday rental)
- Detached large double garage with studio/home office
- Outbuildings
- In a plot of approximately 1.079 acres with driveways, extensive parking and lovely gardens

The impressive specification includes limestone and marble finishes, PV/solar system with battery storage, aluminium powder-coated double glazing throughout, well equipped Neptune solid oak kitchen with granite worktops together with integrated appliances (electric oven ,steam, oven ,induction hob, microwave, coffee machine, wine fridge, dishwasher - American style fridge/freezer by separate negotiation), high quality contemporary bathroom/shower room fittings and gas-fired central heating.

The well presented accommodation is extensive and versatile, to suit a whole range of buyers ie for use as a private home, property with home and income, or auxiliary accommodation for a dependent relative or as a guest suite etc.

The accommodation extends to:

Main House

Ground floor - Oak-framed porch, reception hall, living room, dining room, large open plan kitchen/family room with sliding and French doors leading to the sea-facing deck, together with study room/occasional bedroom 4/ and shower room and WC.

Limestone floors throughout the ground floor with the exception of the living room, which is finished with Axminster carpets, extending up stairs and throughout first floor bedrooms, marble cladding to the living room chimney breast, slimline built-in gas fire in living room and wood burner in dining room.

First floor - Landing, three bedrooms, master bedroom and bedroom 3 with built-in wardrobes, bathroom/shower room with stone vanity basin, marble floor and walling and under floor heating.

Self-Contained Annexe

Again finished to a very high standard with its own gas fired central heating system, well equipped contemporary kitchen with comprehensive appliances, contemporary shower room with walk in shower and large patio doors to enjoy the wonderful sea views.

Ground floor - Garden room, open plan living/dining/kitchen, bedroom and shower room. Separate occasional bedroom/playroom/home office. The annexe has its own separate entrance, enclosed garden, parking, and deck with sea views.





OUTSIDE

The house is well set back and approached through remote controlled double gates onto a long tree-lined sweeping driveway and there is a secondary top drive with double gates.

There is extensive parking, a workshop, mower store, car port and outbuildings.

Detached large double garage with studio/home office – Newly built studio/home office, again with all modern amenities plus large double garage.

Beautiful extensive, well stocked and well laid out gardens facing principally south, with large expanses of lawn interspersed with shrubs and flowerbeds plus ornamental pond. Large Millboard composite decking terrace with glass balustrades taking full advantage of the wonderful views to the sea.

The Annexe has its own private landscaped garden.

HOLIDAY LETTING HISTORY

The annexe has been very successfully let for holiday purposes for the past ten years with Dream Cottages (part of Sykes group) as Burton Bay. It is one of their best / top performing letting properties. The property is available with the benefit of forward bookings and the comprehensive contents are available by separate negotiation. Full trading information available on request.

SITUATION

Essendon occupies a lovely elevated setting on the western edge of the village and within easy reach of the village centre and clifftops. Burton Bradstock lies on the coast and is considered to be one of the most sought after villages in West Dorset. It is a conservation village and the picturesque centre consists largely of stone and thatched cottages, for which the area is particularly well known. The excellent amenities include a shop/garage, Post Office, library, public houses, church, village hall, primary school and bus services. There is also the very popular Hive Beach, with award winning cafe which forms part of the stunning Jurassic Coast. The immediate locality is designated as one of outstanding natural beauty (AONB) and much of the coastline is either controlled or owned by the National Trust. There are nearby footpaths giving easy access to open countryside and to the clifftops and beaches. The thriving historic town of Bridport and the coastal resort of West Bay, with its 18-hole golf course, are both within easy reach. The larger towns of Dorchester and Weymouth are both within about 20-30 minutes' drive, with mainline rail services to London.

SERVICES

All mains services. Main House – Traditional gas boiler with solar boost hot water. The annexe has gas combi boiler. Studio has individual LPG gas boiler.

Comprehensive security system, including CCTV. Ohme 7kw single electric car charger point .PV panels with battery storage.

Broadband - Standard up to 17Mbps and Superfast up to 62Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three for voice and data services 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 the sole agent, Stags Bridport.

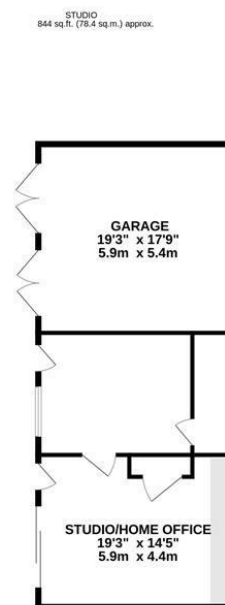
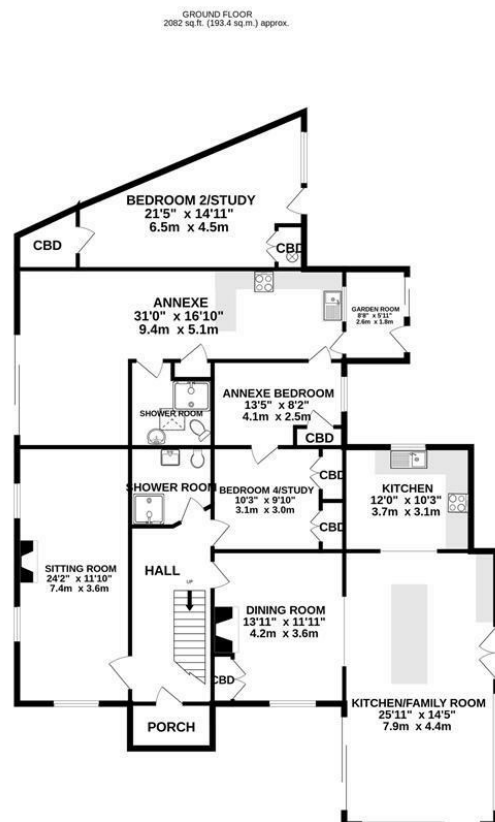
DIRECTIONS

From Bridport follow the B3157 coastal road towards Weymouth and on entering the edge of Burton Bradstock Essendon is the 3rd property on the left.

What3Words: ///erase.bogus.plank



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.



ESSENDON, BARR LANE, BURTON BRADSTOCK DT6 4PU

TOTAL FLOOR AREA : 3468 sq.ft. (322.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



