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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



42 Uploders, Bridport, Dorset, DT6 4PE
Guide Price £695,000



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A well-appointed four-bedroom detached family home nestled within the stunning Asker Valley with picturesque countryside views.



Property Details

- Versatile accommodation
- Beautiful countryside views
- Modern kitchen
- Popular village location

THE PROPERTY

The property dating from circa 1960 has been under the same ownership for the last 16 years and successfully run as a Bed & Breakfast. Enjoying a tranquil rural location the property being set well back from the village road with a large rear garden backing down to the River Asker and local farmland.

To the front of the property is an entrance hall, a downstairs shower room, utility room with modern wall and base units and loft storage above. A door leads through to the internal hallway with oak flooring under foot with doors to, downstairs cloakroom, the second reception room/ snug, a storage/ coat cupboard and a door to the L-shaped living room/ dining room. The living room/ dining room is well-proportioned with double patio doors to the rear terrace, a double-sided woodburning stove and a skylight window.

The outdoor terrace decking area is an excellent addition to the property, perfect for alfresco dining and entertaining or somewhere to sit and enjoy the wonderful views. From the living room/ dining room there is a door to the home office study/ potential bedroom five. The kitchen has been modernised by the current owners with modern grey wall and base unit cupboards, complemented by copper style wall tiles and a slate effect worktop. The kitchen has undercounter lighting, an integrated microwave, stainless steel sink and drainer and a large overhead cooker hood. Double doors lead through to reception room two/ snug which has a side aspect window and a fireplace incorporating the double-sided woodburning stove. Additionally on the ground floor is bedroom three which is currently used as the main bedroom with an en-suite shower room with shower, handwash basin and WC. From the bedroom are large patio sliding doors which lead out to the secluded front patio seating area.

On the first floor there are three bedrooms, two double size and one single size. Bedroom one to the rear of the property enjoys beautiful views of the countryside and been a favoured room by many guests. There is an inner lobby from the hall to bedroom one with a door off to the bathroom which can self-contain the

bedroom with its own bathroom. There is also a large linen/ airing cupboard. The modern family bathroom has a white suite comprising of a curved shower bath with wall mounted shower and glass shower screen. The walls are finished off with modern shower panels and grey stone effect tiled walls. There is a WC and a vanity wash basin with mirror and cupboard. There is also two double glazed windows and chrome ladder style heated towel rail. Bedroom two with front and side aspect windows is of generous size with an en-suite shower room comprising of window to front aspect, WC, handwash basin and a walk-in shower enclosure. Bedroom three front aspect is of single size/ home study. All bedrooms upstairs are currently set-up as Bed & Breakfast rooms and by separate negotiation some of the furniture and fixtures could be included as a going-concern. From the landing is also alcove loft storage.

OUTSIDE

A side porch/ boot room leads out from the kitchen with steps down to the garden. Under the terrace/ decking area which has been recently renewed by the current owners are three separate storage sheds, one housing the hot water tank and oil boiler. The rear garden comprises of a landscaped lawn with large herbaceous borders with mature shrubs and trees. There is a greenhouse, a storage shed and a summerhouse with a path that leads down to the tiered vegetable garden. The vegetable garden not only offers a bountiful harvest of fruit and vegetables but also creates a wonderful environment for nature with vibrant wildflowers that attract a variety of wildlife. At the bottom of the tiered vegetable garden is the River Asker.

To the front of the property is a south facing patio seating area, storage shed and log stores. There is plenty of driveway parking at the front of the property.

SITUATION

The property is located in the popular and picturesque village of Uploders. Uploders is a small village predominantly made up of stone cottages, the Crown Inn pub and a methodist chapel. The adjoining village of Lodors is approximately 1 mile away with a primary school, parish church, a pub and a village hall. The area is renowned for its exceptional countryside and designated as an Area of Outstanding Natural Beauty. The popular market town of Bridport is within 4 miles of Uploders and is renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. There are regular bus services to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester and Weymouth. Just south of Bridport town lies West Bay, an idyllic fishing village situated on the famous Jurassic Coastline.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Oil Fired Heating
Solar PV Panels Installed

Construction Type: Reconstituted stone elevations under tiled roof.
Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside.

Agent Note: We are informed by the Vendor that the very bottom part of the garden adjoining the river has been known to flood previously.

SERVICES

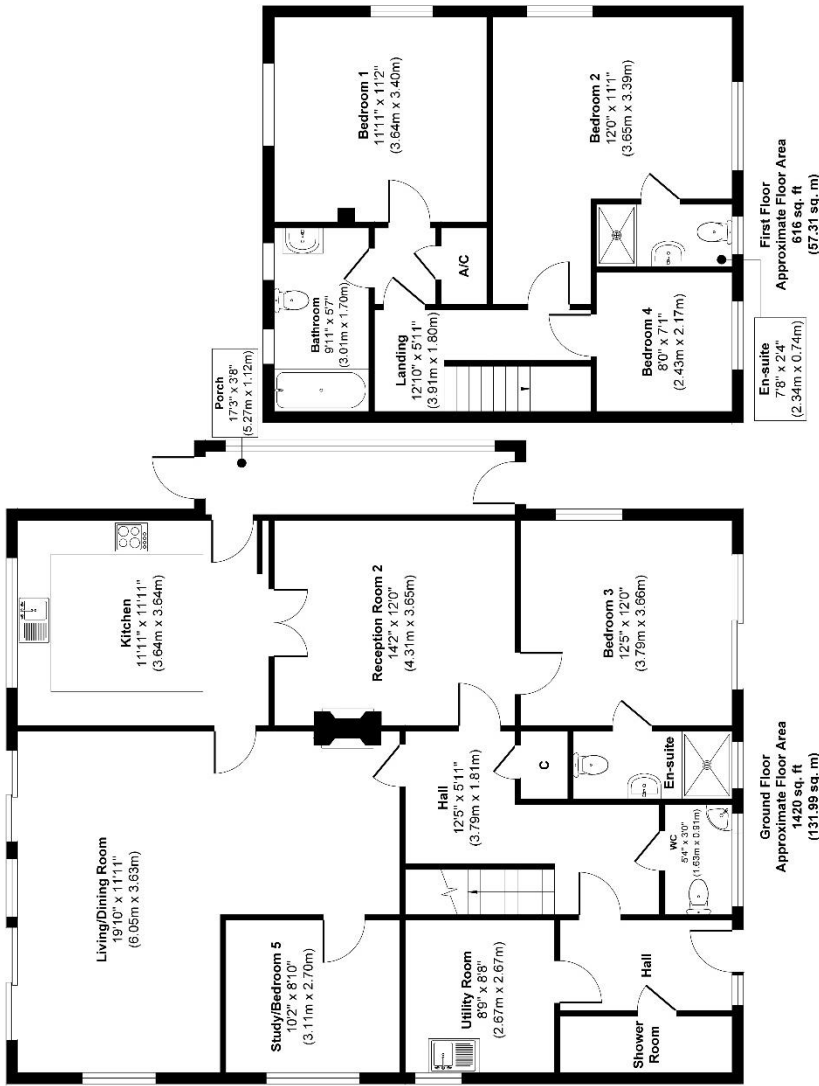
Mains electricity, water and drainage.
Council Tax Band: E (West Dorset Council)
EPC – TBC Awaiting Certificate

VIEWINGS

Strictly by appointment only with Vicary & Co



Uploders, Dorset, DT6 4PE



Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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