

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Conway House, Bettiscombe, Bridport, Dorset, DT6 5NT**  
**Guide Price £850,000**





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**On the market for the first time in 30 years, this four bedroom detached family home with an adjoining two bedroom annex is situated in a peaceful rural position with spectacular panoramic views across the open countryside**



# Property Details

- Detached
- Open Plan Kitchen/ Diner
- Spacious Accommodation
- Two Bedroom Annex
- Landscaped Garden
- Garage

## THE PROPERTY

Conway House is set in a quiet rural position in the small hamlet of Bettiscombe, about 7 miles Northwest of Bridport town and amenities. The property occupies a generous plot of approximately a third of an acre incorporating beautifully landscaped gardens adjoining the surrounding countryside. This attractive property has been a much-loved, well-maintained family home over the years and is well-presented throughout with the potential scope for modernisation, if desired. The arrangement of accommodation is very versatile and offers an ample amount of living space plus four generously sized bedrooms and two bathrooms. Attached to the side elevation, the property has been well-designed to incorporate a two-bedroom annexe providing a perfect solution for a multi-generational family seeking an independent living arrangement or an excellent opportunity to have your very own two-bedroom holiday let.

The accommodation in the main house comprises of an entrance porch with cloakroom WC, that continues through to the hallway with a door straight ahead to the large living room with three windows overlooking the expanse of countryside and beyond, sliding doors to the patio area, a fireplace with and inset open fire surrounded by a stone surround. The living room connects with the dining room/ potential fifth bedroom to the front of the property which has an adjoining door to the annex. To the front of the property is the open-plan kitchen/ diner which has been upgraded previously by the current owner with modern looking farmhouse style kitchen units with a granite effect laminate worktop. The kitchen benefits from an integrated eye-level Neff branded oven, ceramic hob with extractor above, an integrated dishwasher and a 1½ bowl stainless steel sink/ drainer. The kitchen diner has dual aspect windows and sliding doors out to the garden.

From a galleried first floor landing, there are four bedrooms, three of which are double size, one with an en suite bathroom and one single size bedroom/ study. The en suite bathroom comprises of a white bathroom suite comprising of a bath with shower facility, a combination vanity with hand wash basin and WC. There is an



additional shower room with a walk-in shower enclosure, vanity hand wash basin and WC with skylight window.

The Annex is accessed via the dining room of the main home and an independent entrance door to the front elevation through to a porch, the accommodation within the self-contained annex consists of two double bedrooms, one on the first floor with ensuite and one situated downstairs to the rear of the property with a separate shower room with walk-in shower. The generous living/ dining room has a front aspect window and sliding doors to the enclosed patio garden. The kitchen has been upgraded by the current owner with contemporary grey gloss wall and base units with a stone effect laminate worktop/ splashback. There is an integrated oven and ceramic hob with ample space for freestanding appliances.

The property benefits from a beautifully landscaped garden which has been carefully manicured by the current owner to create a peaceful and tranquil escape. Measuring approximately a third of an acre the diverse plot includes an area of trees, traditional lawns, a pergola and an elevated patio seating area perfect for enjoying the distant views across open countryside.

Parking is ample with an off-road gated driveway with room for several vehicles. The property also benefits from a single garage with light and power, a greenhouse and a shed.

## SITUATION

Approximately 7 Miles away is the market town of Bridport, renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema and museum. 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. Travel links are within reach with the A303 about 14 miles away. Rail services are available from Axminster or Crewkerne with direct trains to London Waterloo.

## PROPERTY TENURE

Freehold

## INFORMATION

Heating Type: Oil Fired Central Heating

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Vendor informs us they have Fibre Broadband to the property. Ultra-Fast may be obtainable (Ofcom Data)

Mobile phone coverage: Network coverage is limited indoors and likely available outdoors (Ofcom Data). Vendor currently uses Vodafone Network.

Parking: Driveway Parking

## SERVICES

Mains electricity, Water.

Private drainage via septic tank, may need upgrading.

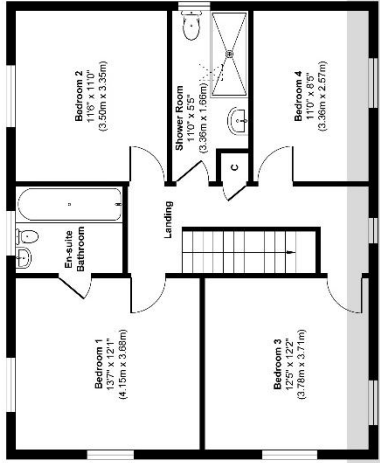
Council Tax Band: F (West Dorset Council)

## VIEWINGS

Strictly by appointment only with Vicary & Co



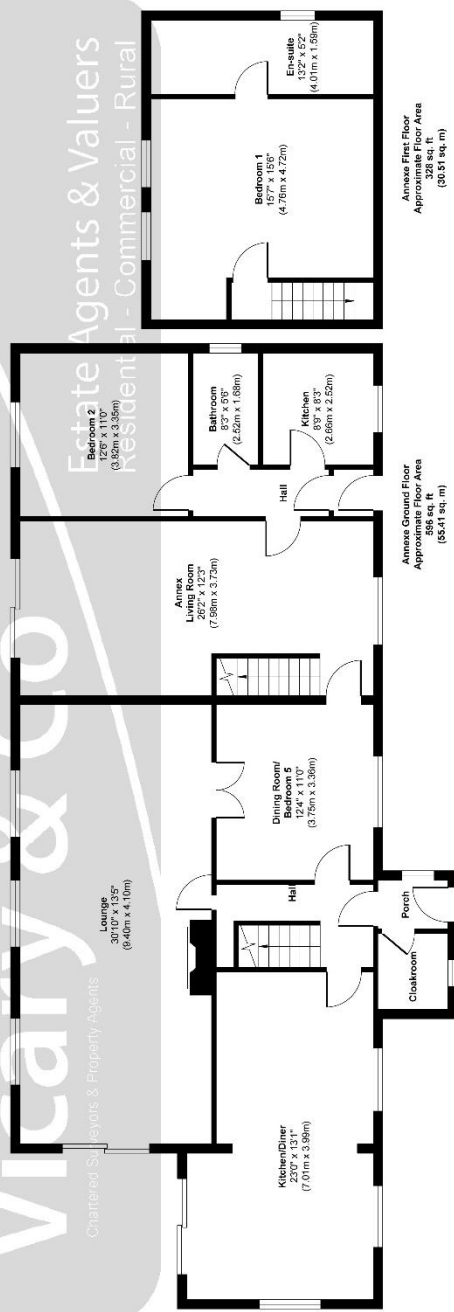
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



First Floor  
Approximate Floor Area  
764 sq. ft.  
(7,096 sq. m)

Lounge  
30'10" x 13'5"  
(6.40m x 4.10m)

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Annex Ground Floor  
Approximate Floor Area  
586 sq. ft.  
(5,414 sq. m)

Ground Floor  
Approximate Floor Area  
956 sq. ft.  
(8,879 sq. m)

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Annex First Floor  
Approximate Floor Area  
328 sq. ft.  
(3,051 sq. m)



Approx. Gross Internal Floor Area 2644 sq. ft / 245.76 sq. m (Including Annexes)

Produced by Elements Property



**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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