

**Axminster Branch**

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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



**The Old Dairy, 84 East Street, Bridport, Dorset, DT6 3LL**  
**Guide Price £425,000**





The Old Dairy, 84 East Street, Bridport, Dorset, DT6 3LL

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An elegant three bedroom Georgian townhouse situated in the heart of Bridport town with a generously sized south-facing garden.



## Property Details

- Three Double Bedrooms
- Large South-facing Garden
- Period Property
- Convenient Central Town Location

### THE PROPERTY

The property is a charming and elegant Grade II Listed period townhouse, constructed from traditional brick and stone under a slate roof. Steeped in history and character, this exceptional home boasts a wealth of features, including classic sash windows, exposed ceiling beams, original first- and second-floor floorboards and a characterful wood-burning stove offering an inviting atmosphere throughout.

Sympathetically updated for modern living, the property benefits from gas-fired central heating, a modern bathroom and a farmhouse-style kitchen. Arranged over three floors, the accommodation provides excellent flexibility for family life, guests, or working from home.

The ground floor comprises two generously proportioned reception rooms with engineered oak flooring, a fitted kitchen with space for appliances and a useful cloakroom. On the first floor, the principal bedroom spans the full width of the house with twin sash windows providing an abundance of natural light. To the rear is the family bathroom with a white suite comprising of a bath with wall mounted shower, a handwash basin and WC, a walk-in airing cupboard and a separate utility cupboard suitable for a washing machine. The second floor features two further spacious double bedrooms, including one with dual-aspect windows offering far-reaching southerly views.

### OUTSIDE

A rare and outstanding feature of this property is its impressive, south-facing rear garden—extending approximately 120 metres. Designed for both productivity and enjoyment, the garden features expansive lawns, a thriving vegetable plot, a greenhouse, two storage sheds, and a well-established orchard. At the bottom of the garden is a

wilding area, creating a peaceful retreat and haven for local wildlife.

### LOCATION & LIFESTYLE

Perfectly positioned just a short stroll from Bridport's bustling town centre, the property offers unrivalled access to a wide mix of shops, cafés, restaurants and the town's popular twice-weekly market. The stunning harbour and beach at West Bay lie just two miles to the south, offering easy access to the iconic Jurassic Coast and the South West Coast Path.

The surrounding landscape is designated as an Area of Outstanding Natural Beauty, with scenic riverside walks and countryside trails on the doorstep. The county town of Dorchester is approximately 16 miles to the east, offering further amenities and mainline rail services to London Waterloo.

### DIRECTIONS

From our South Street office, walk toward the Town Hall and turn right onto East Street. Continue through the main shopping area. After passing the entrance to East Street Car Park, the property is located on your right-hand side. Access is via a shared passageway to the side of the property.

### PROPERTY TENURE

Freehold  
Grade II Listed

### INFORMATION

Heating Type: Gas central heating  
Broadband: Standard & Superfast Available (Ofcom Data)  
Mobile phone coverage: Network coverage good with major most major networks (Ofcom Data)  
Council Tax Band: C (Dorset Council)

Parking: No Parking with the property, however residents' permits can be obtained for on road parking opposite the property or there is a Dorset Council long stay car park a short distance from the property.

### SERVICES

Mains electricity, gas, water and waste.

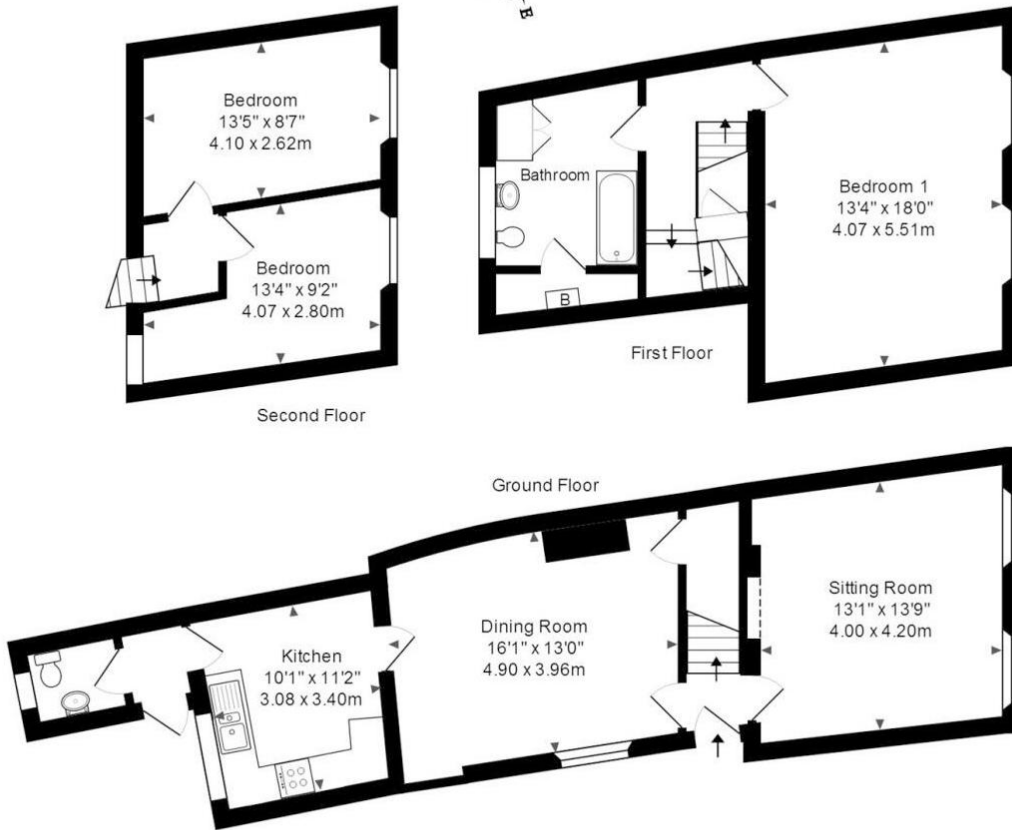
### VIEWINGS

Strictly by appointment only





## East Street, Bridport, Dorset, DT6 3LL



Total Area: 1253 ft<sup>2</sup> ... 116.4 m<sup>2</sup>

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**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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