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Bridport Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



Rope Cottage, 12, St. Michaels Lane Bridport, Dorset, DT6 3RD
Guide Price £225,000



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Charming Grade II Listed Cottage with Character Features, conveniently located close to Bridport town and amenities.



Property Details

- Character Cottage
- Potential buy-to-let or holiday home
- Freehold
- Convenient central location
- Courtyard
- No Onward Chain

THE PROPERTY

Steeped in charm and history, this Grade II listed one-bedroom terraced cottage with additional attic room, believed to date back to the early 19th century, lies in the heart of Bridport. Offering a unique blend of period character and modern convenience—ideal for a first-time buyer, holiday let, or cosy bolt-hole.

Upon entering the property, you are welcomed by an open-plan living room and kitchen that showcases an array of original features, including flagstone flooring, exposed ceiling beams, a fireplace with inset wood-burning stove, and an alcove storage cupboard. The space is brightened by front and rear aspect windows, creating a warm and inviting atmosphere.

The kitchen area is fitted with cream shaker-style wall and base units, slate-effect laminate worktops, a ceramic hob, integrated electric oven, and a stainless-steel sink and drainer, all complemented by classic white tiled splash backs. A traditional wooden stable door leads to the enclosed rear courtyard garden—a private and low-maintenance space perfect for alfresco dining. The garden also benefits from a brick-built storage shed with power, housing the gas boiler and providing space for laundry appliances.

An open staircase rises to the first floor, where you'll find a spacious double bedroom with a front aspect window and a charming original feature fireplace. Opposite the bedroom is the bathroom, comprising a rear aspect window, bath with wall-mounted shower and screen, hand wash basin, and WC. From the bedroom, a further staircase leads to the top floor attic room, a versatile space ideal as a home office, occasional bedroom, or hobby area, complete with dual-aspect dormer windows to the front and rear.

LOCATION & LIFESTYLE

Nestled on historic St Michael's Lane, the property enjoys a unique position steeped in the rich heritage of Bridport's famed cordage industry. This lane was once central to the town's production of nets, twine, and rope—a tradition that shaped the local community and economy for centuries.

SITUATION

Conveniently located within walking distance of Bridport's vibrant market town, the area is surrounded by beautiful countryside and renowned for its friendly and lively culture, as well as a fantastic reputation for quality local food and art. Facilities include a post office, arts centre, theatre, leisure centre, library, cinema, and museum. Regular bus services connect to Axminster, Lyme Regis, Beaminster, Yeovil, Dorchester, and Weymouth. Just south of Bridport lies West Bay, an idyllic fishing village on the famous Jurassic Coast, perfect for seaside excursions.

PROPERTY TENURE

Freehold
Grade II Listed

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Brick elevations under a tiled roof.

Broadband: Speeds up to Ultra-Fast Available, we recommend the buyer checks availability with supplier. (Ofcom Data)

Mobile phone coverage: Network coverage is limited on some suppliers but likely to be available indoors and outside on some major networks.

Flooding: See Government Website <https://www.gov.uk/check-long-term-flood-risk>

Parking: No parking with the property, however the Dorset Council long stay car park is moments away where a yearly permit can be purchased.

Agent Note: We understand from the Vendor that the previous owner obtained planning permission for the loft conversion which was granted. We cannot verify this as we have not seen records of this or building compliance.

SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: A (West Dorset Council)

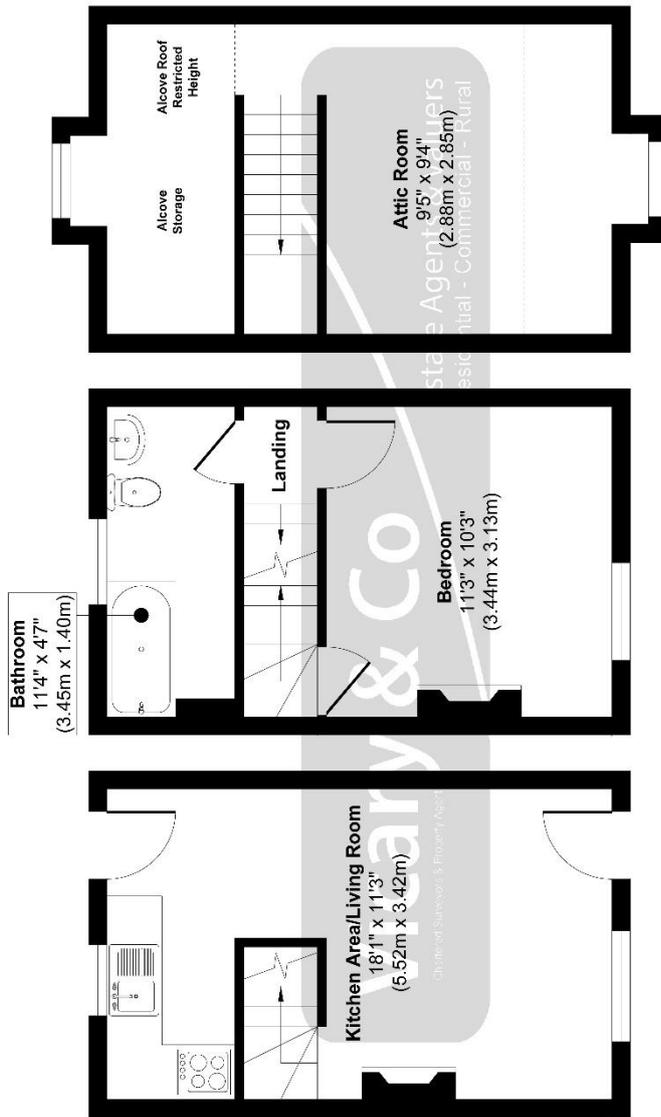
EPC: D (58)

VIEWINGS

Strictly by appointment only with Vicary & Co



St. Michaels Lane, Bridport, Dorset, DT6 3RD



Second Floor
Approximate Floor Area
170 sq. ft
(15.83 sq. m)

First Floor
Approximate Floor Area
203 sq. ft
(18.87 sq. m)

Ground Floor
Approximate Floor Area
203 sq. ft
(18.87 sq. m)

Approx. Gross Internal Floor Area 576 sq. ft / 53.57 sq. m

Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	58 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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