

**Vicary & Co**

38 South Street

Bridport

Dorset

DT6 3NN

**01308 459550**

sales@vicaryandco.com

**vicaryandco.com**

# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**

Residential - Commercial - Rural



**Marpeju, Loders, Bridport, Dorset, DT6 4NW**  
**Guide Price £470,000**



Marpeju, Loders, Bridport, Dorset, DT6 4NW

Guide Price £470,000

Situated on the edge of the sought-after village of Loders, just a short distance from Bridport, this detached three-bedroom home with an attached one-bedroom annexe is offered to the market for the first time in many years. Having been in the same family ownership for generations, the property presents a rare opportunity to acquire a substantial home in a desirable village setting, offering flexible accommodation and significant potential for enhancement.



## Property Details

- Three bedrooms plus one bedroom annexe
- Driveway
- Popular Village Location
- Generous Garden
- Detached
- No onward chain

### THE PROPERTY

The main house is entered via an entrance porch leading into a welcoming hallway. To the left, the living room enjoys a front-aspect window and features a fireplace, creating a cosy focal point. To the rear, the spacious kitchen is fitted with a range of white shaker-style wall and base units, a stainless-steel sink and drainer and space for a freestanding oven. A large larder with window, together with an additional storage cupboard, provides excellent practical storage. A door from the kitchen leads through to the dining room, positioned at the front of the property and benefitting from a further fireplace, providing an ideal space for family dining and entertaining.

A sweeping staircase rises from the hallway to the first-floor landing, where there is an airing cupboard. Bedroom one is a generous double room enjoying a front aspect and benefitting from a useful storage cupboard. Bedroom two is also a good-sized double bedroom with a front aspect and built-in wardrobe. Bedroom three overlooks the rear of the property and provides a comfortable single bedroom, ideal as a child's room, study or home office. The family bathroom is fitted with a bath incorporating a shower facility, vanity wash hand basin and WC, with an obscure glazed rear-aspect window providing natural light.

The attached annexe offers flexible and self-contained accommodation, accessed via a door from the rear garden leading into a living area with kitchenette. An internal hallway provides access to a cloakroom WC and a bedroom positioned to the rear, which benefits from a door opening to the front garden.

Above the annexe is a spacious and light-filled attic, currently accessed via a loft ladder, featuring two Velux-style windows and a freestanding enclosed shower cubicle. This versatile space offers a variety of potential uses, subject to any necessary consents.

The annexe presents an excellent opportunity for multi-generational living, guest accommodation, home working, or

potential income generation. Furthermore, there is scope to reintegrate the annexe into the main residence, creating a larger family home, subject to any necessary permissions and approvals.

### OUTSIDE

Outside, the property enjoys generous gardens with considerable potential. A gated entrance leads to a driveway providing off-road parking for one vehicle, with an additional parking area situated adjacent to the annexe. The gardens are currently divided between the main house and annexe, offering flexibility for separate occupation if desired. However, there is clear scope to combine the spaces and create one substantial garden. To the rear of the main house is an enclosed vegetable growing area, situated at the lower end of the garden.

### SITUATION

The historic village of Loders is set within beautiful countryside in West Dorset, just over two miles from Bridport and 13 miles from Dorchester. Surrounded by protected landscapes and close to the renowned Jurassic Coast, the village enjoys a peaceful setting with a primary school, church, pub, and village hall.

Bridport and Dorchester offer a wide range of shopping, dining, leisure, and educational facilities, while Dorchester provides mainline rail services to London Waterloo. The nearby coastal villages of West Bay and Burton Bradstock offer excellent beaches and access to the South West Coast Path. Bridport is particularly renowned for its vibrant arts scene, local food culture, and strong community atmosphere.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Oil Fired

Construction Type: Conventional construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage good outdoor and variable in-home on major networks, please refer to Ofcom website.

Flood risk: Very low based on date from gov.uk website

Parking: Driveway parking.

### SERVICES

Mains electricity, mains water & drainage.

Council Tax Band: D (Dorset Council)

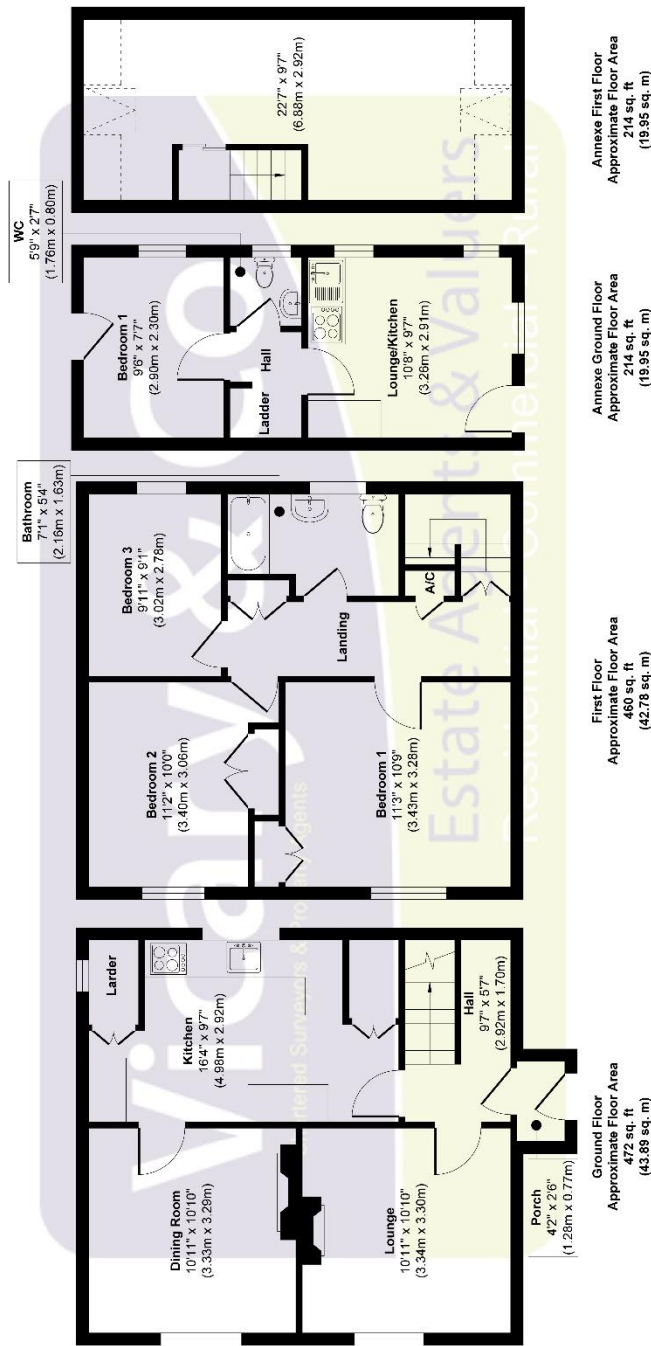
EPC: TBC

### VIEWINGS

Strictly by appointment only with Vicary & Co



**Loders, Bridport, Dorset, DT6 4NW**



**Approx. Gross Internal Floor Area 1360 sq. ft / 126.57 sq. m**

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.

**Vicary & Co**  
38 South Street  
Bridport  
Dorset  
DT6 3NN  
**01308 459550**  
sales@vicaryandco.com

**Vicary & Co**  
Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural



vicaryandco.com