



Substantial detached 4 Bed Georgian Vicarage £850,000 Freehold EPC F

The Old Vicarage, Chideock, Bridport, Dorset DT6 6HZ

FORTNAM
SMITH & BANWELL

in brief...

Fine Georgian Vicarage in coastal Chideock
Three Receptions
Four double bedrooms, Master en suite
Double garage & workshop
Coastal rear views towards Seatown

Many beautiful original features throughout
Large farmhouse kitchen with Aga, separate large utility
For modernisation & refurbishment
South facing rear gardens extending to 0.6 acre
No Grade II listing or Chain

*Unique opportunity
to refurbish
Georgian home*



in more detail...

Available for the first time in over 50 years The Old Vicarage is a fine Georgian detached home with a great many original period features. Constructed originally in 1827, this beautiful property now offers a superb gentle renovation project for a new family. Approached via two sets of wrought iron decorative gates, onto a semi-circular drive.

The principal rooms all benefit from tall, elegant sash windows and high ceilings providing good natural light. They overlook the south facing gardens with far-reaching views to Thomcombe Beacon, Doghouse Hill and Seatown.

The front door leads into a small lobby with cloakroom one side and Wc with separate hand washing room to the other. Ahead is a stunning oval entrance hall, with curved walls and ornate ceiling. Beyond, the hallway leads to an attractive staircase with half landing and large sash window. Beside the staircase, the hallway continues to a half glazed door opening onto the original wide south facing glass roofed veranda with ample seating. Below the stairwell is the entrance to the cellar, with good head height, lighting and plenty of space.

From the oval hall to the east is the Study, and beyond the Music Room, with fireplace, small wood burning stove and large window overlooking a small courtyard. To the west from the Oval Hall is a wide connecting passageway with original floor to ceiling storage cupboards, the last containing a serving hatch to the Dining Room. Beyond is the spacious triple aspect, farmhouse style kitchen/breakfast room with large AGA inset under an old stripped pine mantle with matching cupboards to one side. Countryside & garden views. The Utility area has space for all white goods/laundry, butlers sink and an original walk in pantry with a back door to the garden. Additional wet room style shower room. Door to the NW corner of the property to a covered area for the bins and oil tank.

At the rear is a very attractive Dining Room with tall sash window & feature fireplace, overlooking the veranda & gardens. Opposite is a generous double aspect Living Room with a lovely Adams fireplace, with a carved timber mantle and large efficient, inset wood burning stove. Original tall French doors echoed by a matching tall window. Access to small conservatory to the gardens.

Upstairs there are four generous double bedrooms. One is a very large master bedroom with en suite bathroom (originally two rooms) There are three further double bedrooms all with great views, across the gardens and open hills. From the landing a corridor leads to a substantial walk through wardrobe, a large airing cupboard



with HW tank, a family bathroom with coloured suite and access to insulated loft via hatch.

Outside: Detached double garage with remote control roller door, power, light and door to large workshop. Beautiful large rear lawns bordered with mature shrubs and trees. Kitchen garden to one side and small fruit orchard behind the workshop and small courtyard.

Oil fired central heating, single glazed sash windows with secondary glazing. mains drainage. Dorset Band G . EPC F . Not Grade II Listed. No onward chain. O2 & Vodaphone coverage . BT & Sky Wifi coverage.

Directions: From Chideock village centre proceed towards Bridport on A35. Just past The George Inn on the left, indicate right about 200yds before second speed camera coming out of village turn right into gated driveway. What 3 words: typist.regularly.safe

Chideock offers a warm village community with a popular Spar Stores, two pubs and an historic Church. Just ten minutes by car from both Bridport and Charmouth, and twenty minutes Axminster (main line rail Exeter to London Waterloo) Seatown & the sea are just ten minutes walk across the fields from the back garden.

the location...



Floor -1 Building 1

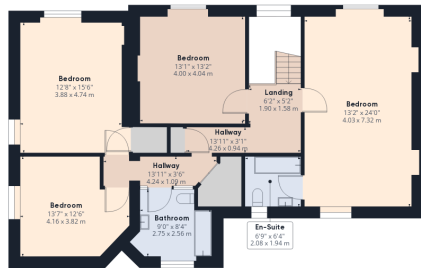


Ground Floor Building 1

Approximate total area⁽¹⁾

3907.96 ft²

363.06 m²



Floor 1 Building 1



Ground Floor Building 2

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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