



# HOLLOWAY



**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



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**2 BALL KNAP, FISHWEIR LANE, BRADPOLE, BRIDPORT, DORSET, DT6 3HR.**

**£235,000 FREEHOLD**

- \* 2 DOUBLE BEDROOMS
- \* BATHROOM
- \* LIVING ROOM
- \* CONSERVATORY/DINING ROOM
- \* KITCHEN
- \* CLOAKROOM
- \* GAS FIRED CENTRAL HEATING
- \*GARDENS
- \* GARDEN STORE
- \* PARKING

A well presented semi-detached character cottage with garden and parking in active village location, 2 ½ miles from coast.

The property comprises a semi-detached cottage having local ham stone elevations under a slate roof. The property is Grade II listed and is full of character but has been updated and maintained to a high standard, until recently let with a most prestigious holiday agency. Features include open fireplace, modern kitchen and garden equipment, spacious conservatory/dining room, gas fired central heating, interesting garden and decorated to a high standard.

The village of Bradpole has shop/post office, inn and a very active community. Nearby are ample opportunities for rural walks. The market town of Bridport being one mile distant with its full range of shopping and other amenities and coastal facilities are available at West Bay, some 2 ½ miles distant.

Those persons seeking a property either for occasional use or permanent occupation are advised an early viewing.

The accommodation comprises timber panelled entrance door with bullion pane opening to the -

### LIVING ROOM

About 16', 4.88m (max) x 12', 3.7m (max). Exposed ceiling timbers. Laminated flooring. Window seat. Two wall light points. Feature local stone open fire-place with chimney breast to ceiling height and stone hearth with open fire and bessamer beam and display shelf. Telephone point. T.v aerial point. Storage cupboard. Radiator. Adjustable ceiling spotlight. Two recessed eye level windows with deep display sills. Window with views to the garden. Access to the-



### KITCHEN

About 12'2", 3.72m x 7'6", 2.3m. Well fitted with attractive units with roll edge laminated work surface. Inset stainless steel sink, hot and cold mixer tap and cupboard under. Two double eye level cupboards. Further roll edge laminated work surface with drawers and cupboards under. Tiling to the rear. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge freezer. Exposed ceiling timbers. Three adjustable ceiling spotlights. Radiator. Laminated floor. Stable type door with bullion pane giving access to the frontage. Window with views to the frontage. Georgian style decorative glazed door to the-

### CONSERVATORY/DINING ROOM

About 10'5", 3.2m x 8', 2.4m. Laminated flooring. Radiator. Knotty pine clad ceiling. Half glazing on two sides and fitted with sun-blinds. Door to storage cupboard containing the gas fired boiler for domestic hot water and central heating.. Programmer and thermostat. Views to the garden. Door to the garden. Door to the -



### CLOAKROOM

With low level close coupled suite. Corner wash basin, hot and cold with tiled splash back. Laminated flooring.

From the living room door opening to the cottage style staircase rising to

### LANDING

Window with views to the frontage and adjacent property and distant hills.

### BEDROOM 1

About 12', 3.68m x 8'6", 2.6m. Radiator. Coved ceiling. Range of over bed storage lockers with louvre doors. Window fitted with roller blind giving views to the frontage, adjacent property, distant hills and woodland.



**BEDROOM 2** About 12'4", 3.76m x 7'5", 2.26m. Feature ornate Victorian style fire place with tiled surround. Coved ceiling. Pendant light point. Wall light point. Radiator. Double aspect windows giving views to the frontage, adjacent properties and farmland.

**BATHROOM** With modern white suite comprising panelled bath, hot and cold with electric instant shower unit and full height tiled surround, shower rail and curtain. Low level close coupled w.c. Pedestal wash hand basin, hot and cold. Radiator. Extractor unit. Two wall light points. Dado panelling. Double louvre doors to shelved storage cupboard. Louvre door to the airing cupboard with pre-lagged hot water cylinder fitted with immersion heater and slatted shelving. Access to the insulated **ROOF SPACE**.



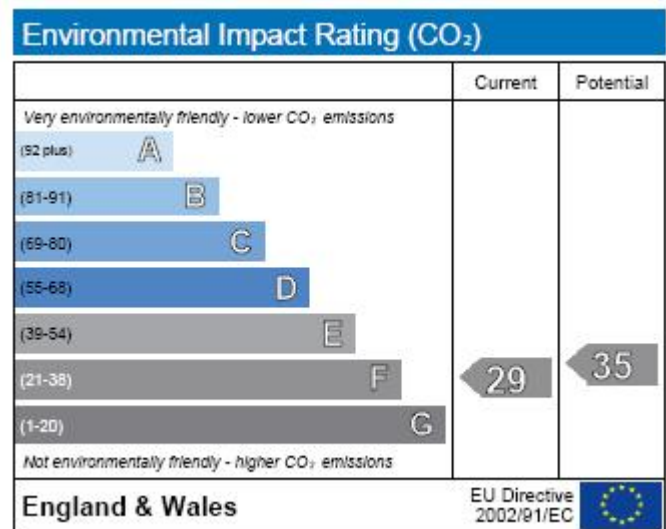
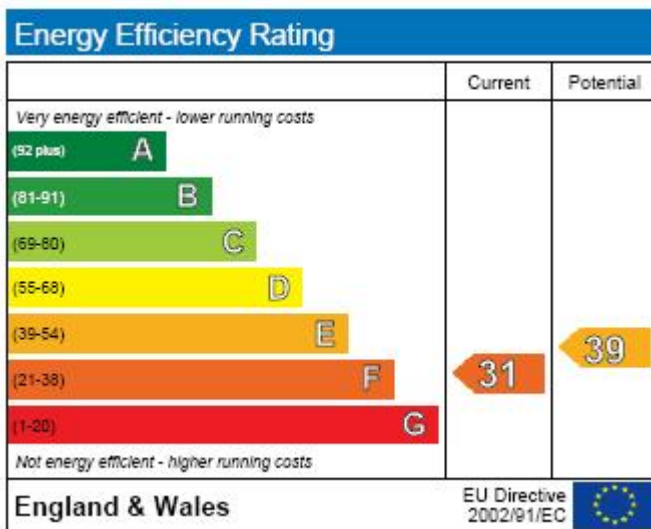
**OUTSIDE** The gardens contain mature shrubs, herbaceous borders, crazy paved patios, lawned area with monks path. **TIMBER GARDEN STORE SHED**. Bounded by natural hedging and shrubs. Parking area for one/two cars. Cypress tree, magnolia tree; all creating a relaxed mature garden atmosphere. Outside cold water tap and light.

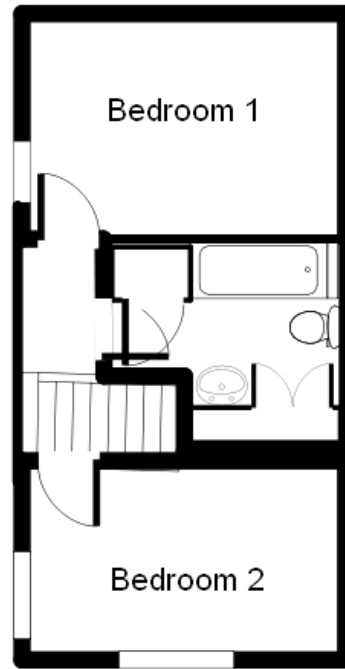
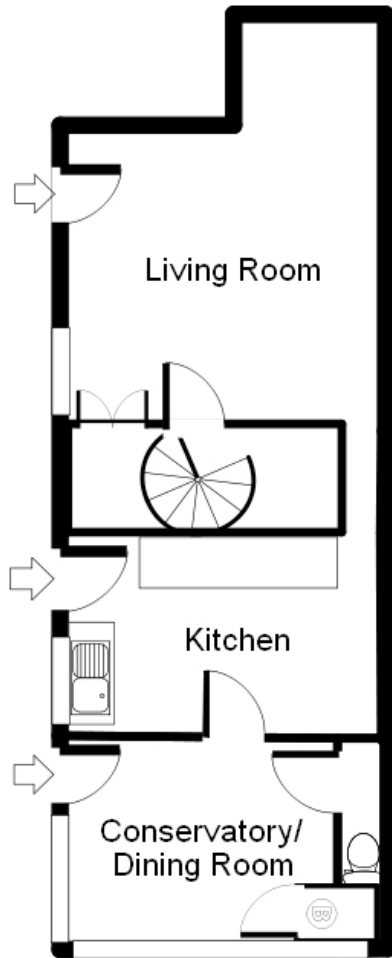
**SERVICES** All mains services connected. Gas fired central heating. Telephone subject to B.T regulations.

**OUTGOINGS** Local Council Tax Band - C

**VIEWINGS** Strictly by appointment with Holloway Estate Agents.

The statements in these particulars as to the property are not to be relied upon as statements of representations of fact.





## 2 Ball Knap

For identification only - Not to scale  
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