

ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



[www.e-holloway.co.uk](http://www.e-holloway.co.uk)

TEL: (01308) 422121

E-mail: [sales@e-holloway.co.uk](mailto:sales@e-holloway.co.uk)



**EARLSTON, NORTH MILLS, BRIDPORT, DORSET, DT6 3AH.**

**£397,000 FREEHOLD**

- |                             |                      |                 |
|-----------------------------|----------------------|-----------------|
| * MASTER BEDROOM EN-SUITE   | * 3 FURTHER BEDROOMS | * BATHROOM      |
| * SITTING ROOM              | * DINING ROOM        | * ENTRANCE HALL |
| * CONSERVATORY              | * STUDY              | * KITCHEN       |
| * GAS FIRED CENTRAL HEATING | * DOUBLE GLAZING     | * UTILITY ROOM  |
| * GARDEN                    | * GARAGE/WORKSHOP    | * SUN ROOM      |

A well equipped, most spacious modern, detached residence, situated about 1/3 of a mile from Bridport town centre, offering most conveniently arranged accommodation.

The property comprises a detached house with attractive brick elevations under an interlocking tiled roof. It was constructed approximately 1987 by a local builder of high repute for his own use, with features including impressive staircase with galleried landing, 2 large luxury bathrooms and fitted kitchen. The current vendors have maintained the property to a high standard and the discerning purchaser, requiring a modern residence in close proximity to the town, is advised an early inspection.

The accommodation comprises, attractive double glazed hermetically sealed entrance door to the –

**CONSERVATORY** About 7', 2.13m x 6' 6", 1.98m.  
Fitted with deep window sill and two double aspect, double glazed windows with views to East and South. Quarry tiled flooring. Light. Attractive hard wood entrance door with brass furniture and bullion pane to the –





From the reception hall impressive mahogany balustraded staircase rises to the –  
 From the study door to the –

From the front door to central heating control. Laminated flooring. Impressive staircase. Door to –

**CLOAKROOM** Fitted with white suite comprising low level close coupled Wc, wash hand basin, hot and cold with tiled splashback. Mirror. Extractor fan. Radiator.

**STUDY** About 8', 2.44m x 7', 2.13m. Radiator. Telephone point. Double glazed window with views to the frontage.

**LOUNGE** About 15', 4.57m x 14', 4.27m. Featuring natural stone fireplace with inset bessemer beam and stone inserts to chimney breast, fitted with multi fuel stove. Gas point. Glazed fronted lead lighted china display cabinets on either side with storage cupboards



**DINING ROOM** About 10' 6", 3.2m x 10' 4", 3.14m. Radiator. Tv aerial point. Archway to the kitchen. Double glazed patio style door giving access to the –

**SUN ROOM** About 12' 8", 3.87m x 8' 8", 2.64m. Of Upvc double glazed construction, fitted with sun blinds. Laminated flooring.



**KITCHEN** About 10.6, 3.2m x 7', 2.13m. Fitted with attractive, modern units comprising granite work surface with inset stainless steel sink, hot and cold mixer tap. Inset four ring gas hob unit. Plumbing for dishwasher. Built in double electric oven. Filter hood. Range of high level cupboards, with under lighting. Tiled surround to work surface. Laminated flooring. Radiator. Telephone point. 2 pendant light points.

From the reception hall impressive mahogany balustraded staircase rises to the –

From the study door to the –

**UTILITY ROOM/FORMER INTEGRAL GARAGE** About 20' 6", 6.25m x 11' 10", 3.63m. 2 strip lights. Stainless steel sink, hot and cold, with water softener. Plumbing for washing machine. Radiator. Gas fired boiler

Window giving views to the parking area and frontage. Double glazed Upvc door, fitted with dog flap giving access to the rear garden.



**GALLERIED LANDING** 2 Radiators. Access to the insulated roof space. Door to walk in airing cupboard with slatted shelving, electric light, programmer for water and heating control and lagged hot water cylinder, fitted with immersion heater. Door to further walk in storage cupboard with window and light.

**BOX/COMPUTER ROOM** With window giving views to over local pasture land and Bridport town to distant hills.

**MASTER BEDROOM** About 15' 4.57m max x 10' 6", 3.2m. Radiator. Telephone point. Tv aerial point. Coved ceiling. Window with views over local pasture land and Bridport town to distant hills. Door to –



**EN SUITE BATHROOM/DRESSING ROOM** Large and fitted with white suite comprising large centre bath. Pedestal wash hand basin, hot and cold, tiled splashback. Mirror. Electric shaver light and point. Low level close coupled Wc. Access to insulated roof space. Recessed ceiling spotlights. Double radiator. Large plate glass mirror. Velux window. Access to eaves storage cupboard. Four sliding doors giving access to wardrobe storage with shelf and hanging rail and giving access to eaves storage.

**BEDROOM 2** About 9' 6", 2.9m x 8' 4", 2.53m. Fitted wardrobe. Radiator. Tv aerial point. Window with views over local gardens, paddock and extending to the rear of the town to Watton Hill.

**BEDROOM 3** About 9' 6", 2.9m x 8' 4", 2.53m plus fitted wardrobe. Fitted wardrobe. Radiator. Tv aerial point. Window giving views to adjacent gardens, paddock, rear of the town to Watton Hill.

**BEDROOM 4** About 10' 6", 3.2m max x 9' 5", 2.87m. Fitted wardrobe. Radiator. Tv aerial point. Views as bedroom 3.

**BATHROOM** Large and fitted with sage green suite comprising corner bath, hot and cold mixer tap with shower attachment. Tiled Mira shower corner cubicle with glazed front. Low level close coupled Wc. Bidet, hot and cold. Pedestal wash hand basin, hot and cold, with tiled splash back and mirror. Electric shaver light and point. Radiator. Window with tiled sill. Recessed ceiling lights.



**GARAGE/WORKSHOP** About 26' 10", 8.2m x 11' 4", 3.44m. Concrete block construction with up and over door and personnel door. Fitted with two windows. Translucent panels to the roof. Concrete parking apron to the front.

**OUTSIDE** Parking for 2 vehicles on the frontage. The gardens to the front comprise an easily managed garden area with shrubs, roses and rockery, bounded by block and brick walling, paved pathway along side leads to the rear garden.

to B T regulations.

**OUTGOINGS** Local Council Tax Band – E.

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

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



**Earlston**  
For identification only - Not to scale  
(c) Holloway Estate Agents



Energy Efficiency Rating		
	Current	Potential
<i>Preview - Not for Issue</i>		
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

