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Japonica, St James Road Netherbury

A deceptively spacious attached character home at the heart of the village.

Beaminster 2.1 miles Bridport 5.5 miles Crewkerne 8.8 miles Lyme Regis 16 miles

• Entrance hallway • Study • Sitting room • Living room • Kitchen • 4 Bedrooms and a family bathroom. • Single garage and store. Garden and parking. •

Guide price £395,000

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SITUATION AND AMENITIES

Japonica is an attractive stone property in the picturesque village of Netherbury. The village has a thriving community benefitting from a refurbished village hall and the beautifully positioned St Mary's Church. The hall holds many activities to cater to all ages of the community, a local film night, playgroup and yoga sessions to name but a few. Netherbury nestles along the Brit Valley offering many beautiful walks, trails and bridleways perfect for the outdoor enthusiast. The village hosts the renowned NGS Netherbury Open Gardens when many of the local horticulturists open their gardens to the public. Historic Beaminster, Hardy's 'Emminster', is a short distance away offering convenience and bespoke shopping, as well as a number of renowned popular restaurants and brasseries, a local museum and primary and secondary schooling. Approximately 3 miles to the south is the vibrant market town of Bridport which has a twice weekly market as well as regular farmers' and vintage markets and offers a range of shops and services such as restaurants and

hotels, a renowned art centre, cinema, leisure centre, supermarkets, a museum and a number of sought after primary schools and secondary schooling. The quaint fishing village of West Bay, with its pretty harbour, shops, cafes and art galleries, can be found further to the south with easy access to the beaches and many beautiful coastal walks. The area forms a part of the Jurassic Coast, World Heritage Site and benefits from the impressive backdrop of the dramatic West Cliff with lovely bathing and fishing beaches. West Dorset Golf Club is only a short drive away and the harbours at West Bay and Lyme Regis can provide moorings for sailing enthusiasts.

DESCRIPTION

Japonica is a deceptively substantial and quirky four bedroom home positioned in a convenient location at the heart of the village of Netherbury. This period home has an intriguing and rich history which has been amended over the years to provide multi-level accommodation that is light and airy. The accommodation comprises; entrance hall, sitting room with



double aspect and log burner, kitchen, a spacious dining room, four bedrooms and a family bathroom. The property has a lovely open aspect offering a both good quality of light for a property of its age and a tranquil setting. The house would lend itself to a degree of renovation and offers lots of further potential.

OUTSIDE

Japonica has an elevated garden to the front of the property which sweeps round the side to join the rear courtyard which can also be accessed via the kitchen and rear hall. The house benefits from a single garage, shed, greenhouse and plenty of off road parking.

DIRECTIONS

From our Bridport office on South Street, proceed to the traffic lights by the town hall turning right on to East Street. Follow along this road to the roundabout taking the first exit onto Sea Road South heading towards Beaminster. Pass out of town and onto the

A3066 passing through the village of Melplash. On leaving Melplash take the next available turning on the left signposted Netherbury and drive down into the village. Cross over the river and drive into the middle of the village turning left onto St James' Road signposted Waytown. The property can be found straight after the turning to the right hand side where there is a parking bay and garage.

LOCAL AUTHORITY

West Dorset District Council
South Walks House,
South Walks Road,
Dorchester
DT1 1UZ
01305 251010

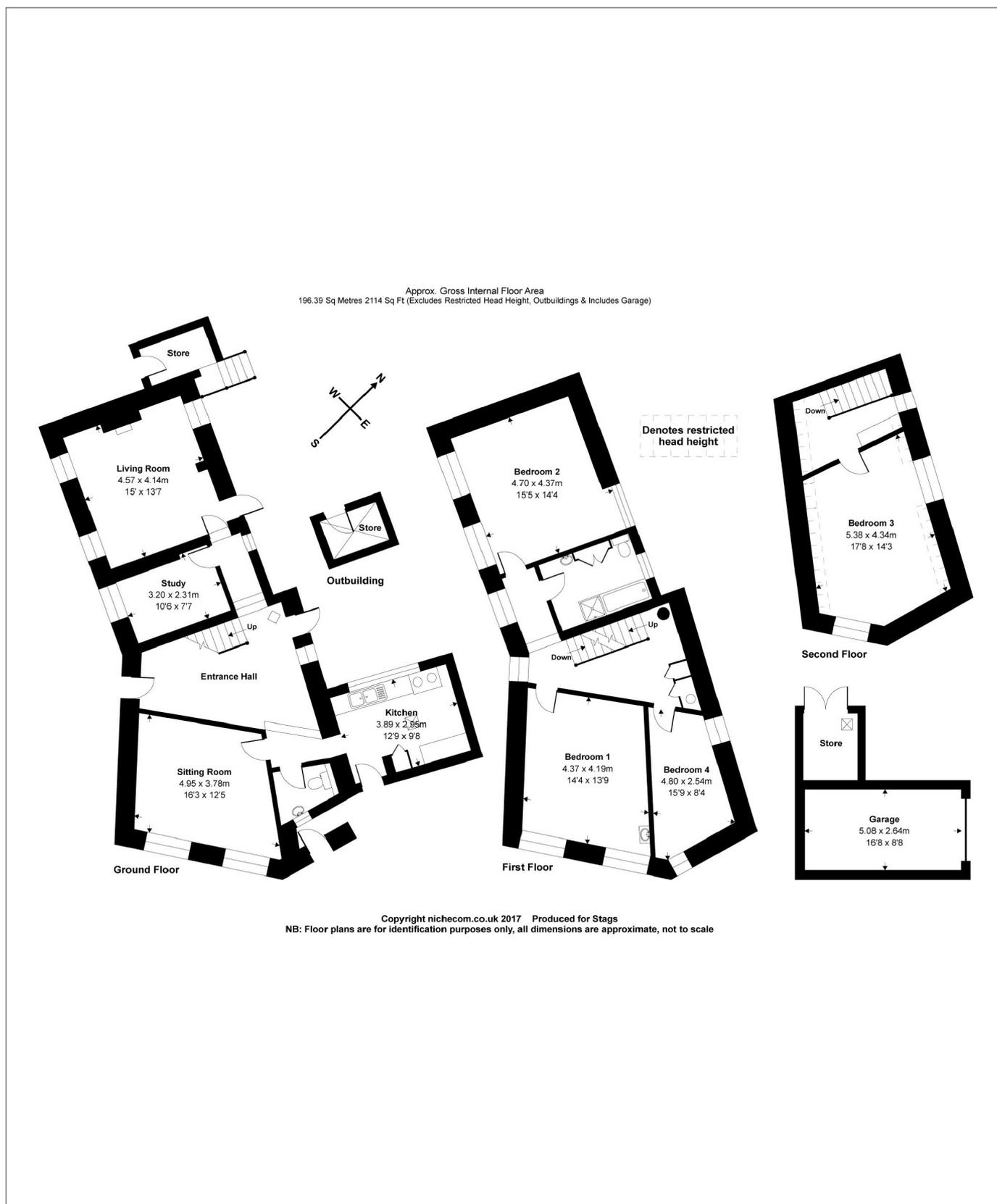
SERVICES

Mains water. Mains drainage. Mains electricity. Electric heating.

VIEWINGS

Strictly by appointment only through Bridport Stags call 01308 428000.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	