

The Old Vicarage Allington, Bridport, Dorset DT6





An imaginatively restored Regency vicarage with an attic annexe tucked away down a no-through road.



Situation

The Old Vicarage is situated on a no-through road close to the edge of the thriving market town of Bridport, just 2.5 miles from the beach at West Bay and the beautiful Jurassic coast. The town has a wide range of shops including many independent businesses and a Waitrose as well as excellent recreational and social amenities including a health centre, 3 theatres and a leisure centre with a swimming pool. The town also has twice-weekly market, monthly farmers' and antique markets and a thriving literary and arts community hosting the Bridport Literary Festival.

Just a short walk to the bus station, nearby towns include Lyme Regis (9.9 miles), Crewkerne (11.4 miles) and Axminster (12.5 miles). Crewkerne has a direct rail service to Waterloo taking about 2.5 hours and for air travel the airports at Exeter and Bournemouth are both about an hour's drive away. Dorset is also renowned for the wide choice of schooling available from both the state and independent sectors. Within a 20-mile radius these include Thomas Hardy in Dorchester, Sir John Colfox in Bridport, Perrott Hill, Sunninghill, Leweston and the Sherborne schools.

Town centre 0.5 mile, West Bay/Jurassic coast 2.5 miles, Lyme Regis 9.9 miles, Crewkerne station (London Waterloo 2.5 hours) 11.4 miles, Axminster 12.5 miles, Exeter Airport (London City Airport 1 hour) 35 miles, Bournemouth International Airport 46.6 miles. (Distances and timings approximate)





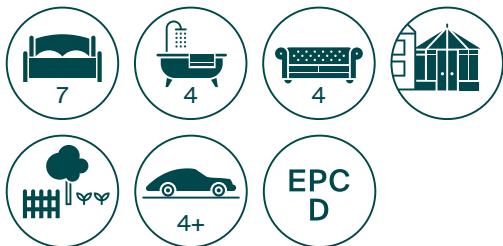
The Old Vicarage

Built in 1827 at the end of the Regency period with a substantial later Victorian extension, The Old Vicarage is an unlisted south-facing family house built of local hamstone with tall sash windows. With well-proportioned reception rooms the house typifies properties built to house local members of the clergy and their families. With a teenage friendly attic/games room it is the ideal house for all ages.

The house has great character with a strong internal feeling of space. It has retained many original architectural features such as flagstone and timber flooring, panelling, stained glass and other beautiful period features such as the oak staircase, a period French fireplace in the dining hall, a fine Thomas Jeckyll (1827-1881) Arts & Crafts fireplace in the drawing room, period sanitaryware in the bathrooms and kitchen units crafted from a Victorian butler's dresser. The Vicarage has undergone sympathetic renovation using lime mortar and traditional materials and been the very happy home of the current owners and their children for the last eight years.

On the ground floor are four reception rooms: a large open dining hall with open fire, a drawing room with French windows and shutters on two sides overlooking the garden, a snug with forest marble flagstone floor and wood-burning stove (which was previously used as a playroom) and a study leading to the orangery opening onto the garden. In the Victorian wing is the large kitchen/breakfast room with walk-in larder and a woodburning stove, French windows to the garden and a mahogany spiral staircase rising to the studio bedroom with open fire.

This is one of the five double bedrooms on the first floor, as well as three bathrooms (two en suite). In the roof space is a suite of attic rooms that could form a self-contained flat comprise a living/ games room, double bedroom, kitchenette and a shower room.







Parking, Outbuildings & Garden

The Old Vicarage is a quiet oasis set back from the road within a good-sized garden that extends on two sides bounded by stone walling, fruit trees and mature shrubs affording a good degree of privacy from neighbouring properties. At the front of the property is a parking area for three cars and cast iron gates opening to a further area of off-road parking.

A flagstone path flanked on both sides by formal lawns fringed with lavender leads up to the front porch. A further pedestrian gate opens to a cobbled path that extends down one side of the house to the back door and on round to a bicycle storage shed and a range of period outbuildings. The largest area of garden extends to the west of the house. A paved terrace outside the orangery borders a lawn perfect for croquet and other ball games as well as a trampoline and climbing frame. A child's swing hangs in the shade of a large conker tree. A fine stone wall hung with climbing roses, jasmine and honeysuckle hugs two sides of the lawn. In one corner is a raised seating/Summer 'office' with power, light and wifi under a pergola covered with vines and roses.

Tenure

Freehold

Services

Mains water, electricity, drainage & gas. Gas-fired central heating.

Local Authority & Council Tax Band

Dorset Council
(www.dorsetcouncil.gov.uk).

Tax Band:E

Directions (Postcode DT6 5ET)

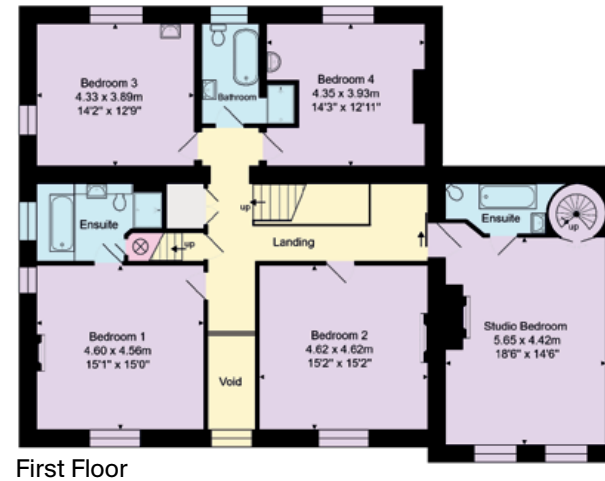
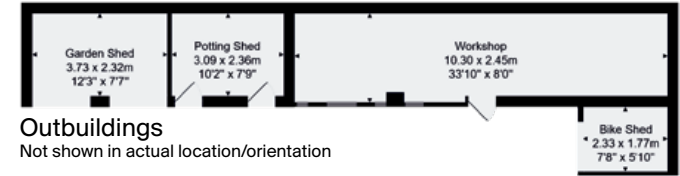
Approaching Bridport from the north along the B3162, from the northern-most edge of the town, carry on into the town for about 0.25 mile and then turn left into Parsonage Road. The property will be found on the left after 100 yards. Please park on the gravel in front of the tall iron gates.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
475.3 sq m /5116 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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