



Muddyford Lane, Morcombelake, Bridport, Dorset. DT6



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Dorset. DT6*

On the World Heritage Coast & in the National Trust Golden Cap Estate; Bridport & Lyme Regis – 5 miles; Chideock – 2 miles; Charmouth (with bathing beaches) – 2 miles; Axminster (London Waterloo connection) – 8 miles; Exeter (with International Airport) – 36 miles

A superbly positioned farmhouse with separate detached barn conversion set in extensive gardens and grounds in a secluded setting surrounded by National Trust land and within walking distance of the world-famous Jurassic Coast.

THE ACCOMMODATION

THE FARMHOUSE

- 4 Bedrooms
- En Suite Bathroom/Shower Room, Family Bathroom
- Sitting Room
- Kitchen/Dining Room
- Reception Hall
- Utility
- Cloakroom
- Cellar

THE BARN

- Superb Vaulted Reception Room
- Kitchen/Breakfast Room
- 3 Bedrooms, All With En Suite Bathrooms/Shower Rooms
- Utility Room

OUTSIDE

- Dutch Barn & Outbuildings
- Extensive Driveway & Parking
- Delightful Gardens & Grounds, Including An Orchard
- Magnificent Views Over National Trust Golden Cap Estate to the sea
- In All About 3.80 Acres





SURROUNDING AREAS

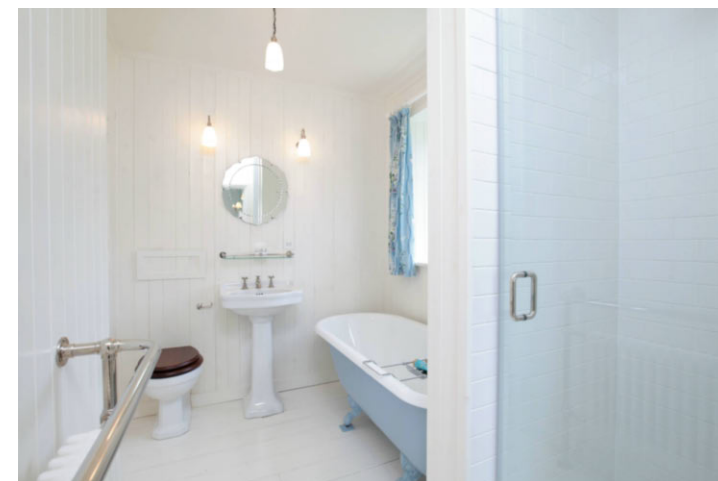
The Farmhouse occupies a stunning coastal location between Golden Cap (the highest point on the South Coast) and Stonebarrow and is surrounded by the National Trust Golden Cap Estate. The Estate embraces most of the coastal land between Charmouth and Seatown with access to many magnificent walks including Langdown Hill and Golden Cap. The immediate area is designated as one of Outstanding Natural Beauty with the World Heritage coastline known as the Jurassic Coast situated ½ mile to the south. Morcombelake is a small village and amenities include a post office/shop, farm shop, church and village hall.

The villages of Chideock and Charmouth are within 10 minutes driving distance and located on the World Heritage Coast (the latter with a Blue Flag world famous fossil and bathing beach). The thriving market town of Bridport and the historic coastal resort of Lyme Regis are within about 5 miles. There is a main line rail service to London and the West Country from Axminster whilst Exeter with its International Airport and access to the M5 is within about 36 miles.

THE PROPERTY

The property is a fine and substantial former farmhouse understood to date back about 300 years with traditional colour washed lime rendered elevations under a slate roof. Under the current ownership, of approximately 6 years, an extensive programme of modernisation and sympathetic refurbishment has been undertaken, including architect-designed remodelling of the accommodation which is presented in delightful decorative order with Farrow & Ball colour washed walls.

The accommodation is both extensive and versatile with





a separate detached converted barn. The majority of the rooms enjoy stunning sea and country views across the Golden Cap Estate. Character features, typical of its age and type, include window seats, window shutters, Inglenook fireplaces and original flagstone floors, which have been lovingly restored.

The main farmhouse accommodation has a delightful reception hall leading into a triple aspect sitting room with Inglenook fireplace and wood burning stove. The large triple-aspect kitchen/dining room has original flagstone floors and a Plain English bespoke kitchen with a range of Farrow & Ball painted wall and floor cupboards with marble work surfaces. Inset appliances include a Miele induction hob, integrated dishwasher, fridge and freezer. There is also a feature Inglenook fireplace with electric four oven Aga. The ground floor accommodation also includes a large utility room with oil-fired pressurised hot water system and useful downstairs cloakroom. Access from the hallway leads down into a large cellar with side door leading to outside.

On the first floor are 4 very good sized bedrooms with the main bedrooms enjoying sea and country views with built in wardrobes and painted wood flooring. Both bathrooms have been completely renovated with Lefroy Brooks white suites with the en suite bathroom having a roll top bath and separate shower.

The farmhouse features delightful gardens and extensive parking with a large courtyard.

To the side is a most impressive DETACHED STONE AND FLINT CONVERTED BARN, ideal for guests or income potential with a superb vaulted reception room featuring stone arches, stone and beamed fireplace with wood burner and mezzanine flooring. The barn has a large kitchen/breakfast room, 2 double bedrooms both with contemporary Fired Earth en suite facilities and a utility room. On the first floor is a mezzanine and a doorway leads into a further double bedroom with



vaulted and beamed ceiling. with en suite shower room.

GARDENS AND GROUNDS


From the lane double timber gates open onto a courtyard with extensive parking. There are large expanses of lawned gardens stocked with a variety of mature shrubs and plants. There are an excellent range of outbuildings comprising a DUTCH BARN and FORMER COWSHED which has excellent potential for conversion to additional accommodation, subject to the necessary planning consents. To the north and eastern side of the farmhouse are two large paddocks, one of which has been planted as an orchard by the present owners, in all extending to around 3.80 acres.

AGENTS NOTE

There is a small strip of land behind The Barn which is owned by The National Trust and been used and maintained by the owners for many years. The National Trust have now provided a free Lease for this land.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D		43
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



SERVICES

Mains water and electricity.
Oil fired central heating to the main farmhouse.
Electric central heating to the cottage.
Septic tank drainage.

LOCAL AUTHORITY

West Dorset District Council 01305 251010
Council Tax Bands:
The Main House - G
The Cottage - A

ENERGY PERFORMANCE RATINGS

The Main House -
The Cottage -

VIEWINGS

Strictly by prior appointment through the Sole Agents, Humberts Bridport.

FOR FURTHER INFORMATION

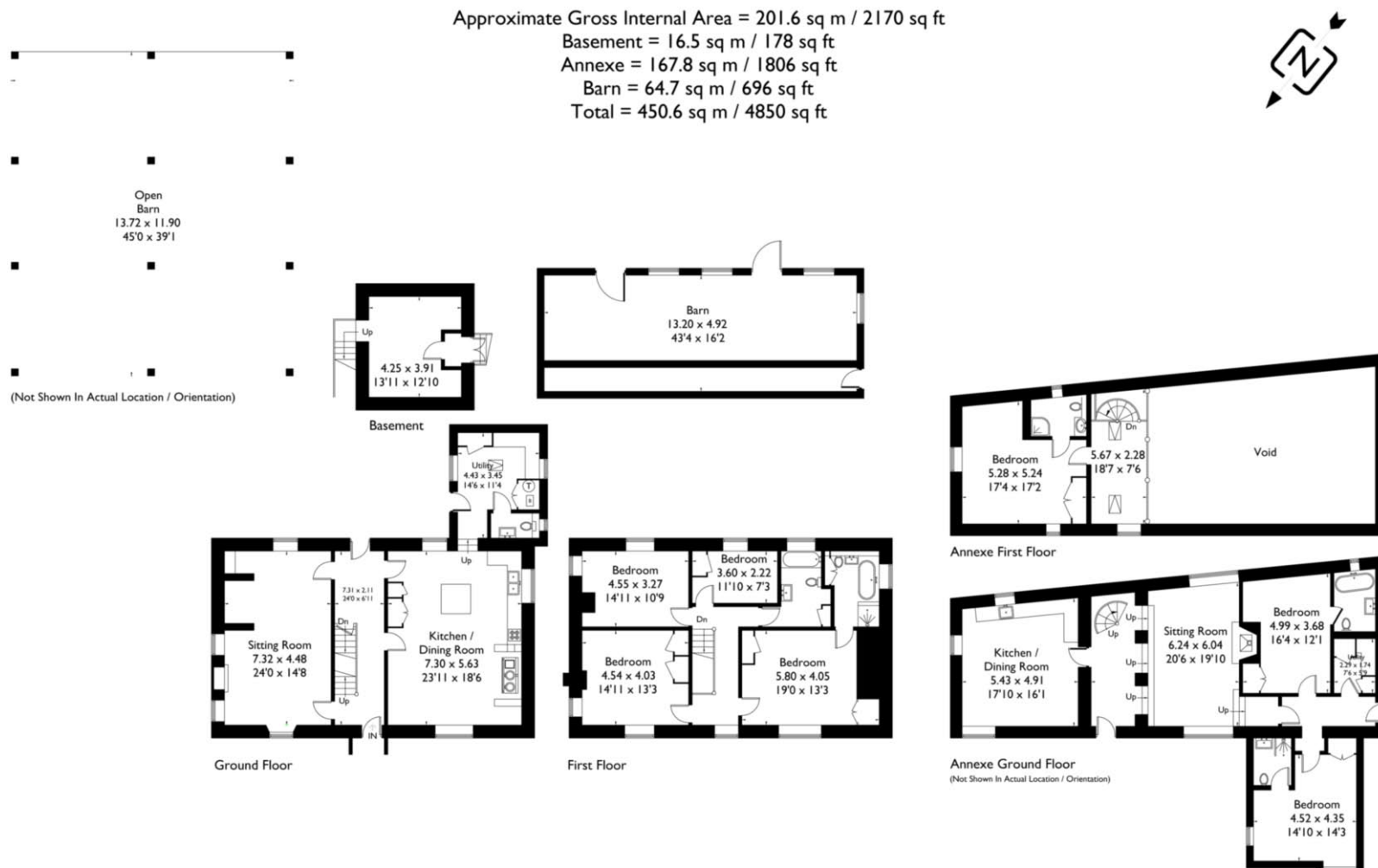
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FLOORPLANZ © 2017 0203 9056099 Ref: 193022

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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