



Loscombe, Bridport, Dorset, DT6



Loscombe, Bridport, Dorset, DT6

Bridport - 5 miles; Beaminster - 4 miles; West Bay and World Heritage Jurassic Coast - 6 miles; Lyme Regis - 15 miles; Dorchester - 18 miles; Weymouth - 25 miles; Yeovil - 15 miles; A35 - 5 miles

GUIDE PRICE £895,000

A fine detached period stone farmhouse enjoying stunning country views and extensive land in a peaceful and idyllic country location.

THE ACCOMMODATION

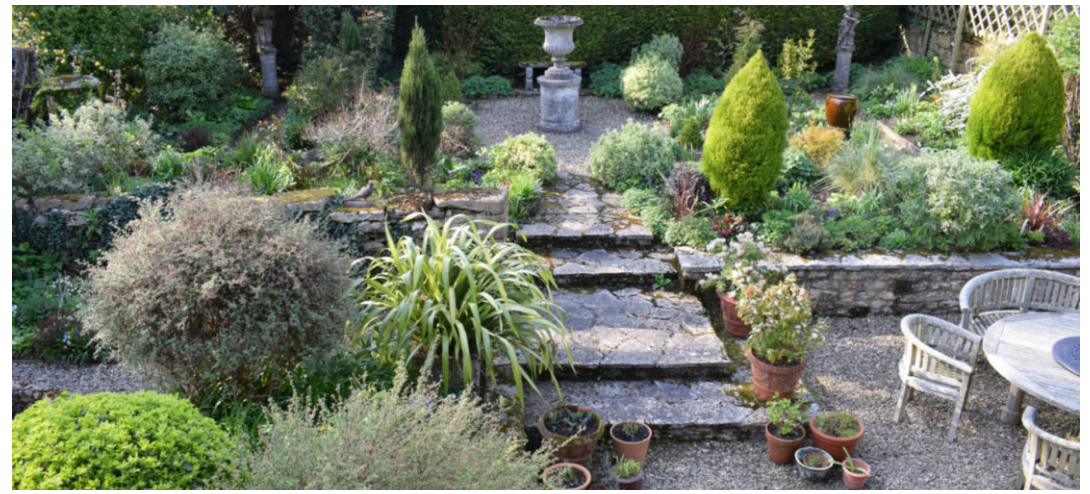
- * Just under 2500 sq.ft.
- * 4 Bedrooms, 2 Bathrooms (1 En suite)
- * Attic Study/Occasional 5th Bedroom plus Large Attic
- * 2 Reception Rooms
- * Kitchen/Breakfast Room, Utility
- * Detached Garage and Extensive Parking
- * Delightful Formal Cottage Garden
- * Separate Secluded Subtropical Garden
- * Separate 3 Paddocks & Stream
- * In all just over 4.5 Acres

SURROUNDING AREAS

The property occupies a delightful setting within the highly sought-after country area of Loscombe which lies in a picturesque valley. The property enjoys an open outlook with glorious views over the surrounding rolling countryside and hills.

The immediate area is designated as being One of Outstanding Natural Beauty and there are numerous footpaths giving access to the beautiful countryside. The thriving Georgian market of town of Bridport is only about 5 miles to the south providing excellent shopping and business facilities, together with an art centre, cinema and leisure centre with swimming pool and playing fields.





The beautiful World Heritage Coast known as the Jurassic Coast is a further one mile at West Bay where there is a picturesque harbour and bathing beach, golf course and the South West Coastal Path with stunning cliff top walks. The attractive town of Beaminster is also within only 4 miles.

The larger centres of Dorchester, Yeovil and Weymouth are all within about 20 - 30 minutes driving distance with main line rail services to London and the West Country (also available at Crewkerne and Axminster).

THE PROPERTY

The property is a fine and substantial detached period former farmhouse Listed Grade II of Architectural or Historic Importance. It is understood to date back to circa 1580 and has natural stone faced elevations under a thatched and slate roof. About 20 years ago the property was subject to extensive renovation and benefits from very recent re-thatching. The farmhouse is very well presented and offers numerous character features typical of its age and type including 2 inglenook fireplaces with breesamer beams, window shutters, beamed ceilings, latched doors, elm panelling, flagstone flooring to many of the ground floor rooms and elm floor boarding to the first floor and attic rooms. In addition both bathrooms feature roll top baths. Facing due south the farmhouse offers superb rural views across the surrounding countryside including Mythe and Jacks Hills.

The farmhouse also features delightful gardens and extensive paddocks, bi-sected by a small stream (the majority of the land is across the lane from the property).

On the ground floor there are 2 thatched porches, entrance and inner halls, sitting room with a fine inglenook fireplace, elm panelling and window shutters,





dining room with elm panelling and flagstone flooring, well appointed kitchen/breakfast room with solid wood painted units plus dresser, inglenook fireplace with former bread oven incorporating oil 4 oven Aga, Electrolux electric fan assisted double oven, Hotpoint electric ceramic hob, cooker hood, integrated fridge & freezer and integrated Bosch dishwasher, lobby, utility room/boot room and cloakroom.

On the first floor there is a good sized landing with exposed floor boards, principal bedroom with lovely views, beamed ceiling, part elm panelling and en suite bathroom, 2 further double bedrooms and bathroom/shower room. On the second floor there is a large 4th bedroom featuring exposed 'A' frames and superb views, inter-connecting study/occasional 5th bedroom again with exposed beams and access to a large attic area.

GARDENS AND GROUNDS

There are two parking areas located across the lane from the farmhouse and approached over a driveway which is under the ownership of the property (subject to a public footpath and also shared with the neighbour).

DETACHED GARAGE 18' x 12' approximately. This area also provides access to the land belonging to the farmhouse.

Immediately to the rear of the farmhouse is a delightful laid out cottage-style garden with terrace, low stone retaining walls and well stocked raised flower & shrub beds, together with a thatched store.

Across the lane from the farmhouse is another secluded area of garden which is subtropical style planted with a whole variety of fine plants including palm trees, together with a vegetable garden area, greenhouse and shed.

The grazing land is divided into 3 paddocks which borders a small stream and features a footbridge.

DIRECTIONS

From our Bridport office proceed to the Town Hall and turn right into East Street. At the roundabout take the first exit signed to Beaminster. On reaching Melplash village take the first turning on the right signed to Loscombe. Proceed up the lane for about 1 mile and take a right hand turn. Follow this tree lined rural lane for approximately 1 mile into Loscombe and the property is found on the left hand corner. (The parking is on the opposite side of the lane).

SERVICES

Mains electricity. Private spring fed water. Septic tank drainage. Oil-Fired Central Heating. Oil-Fired Aga.

LOCAL AUTHORITY

West Dorset District Council 01305 251010
Council Tax Band G

FOR FURTHER INFORMATION

Bridport Office
Martin Bowen-Ashwin MRICS MNAEA
martin.bowen-ashwin@humberts.com

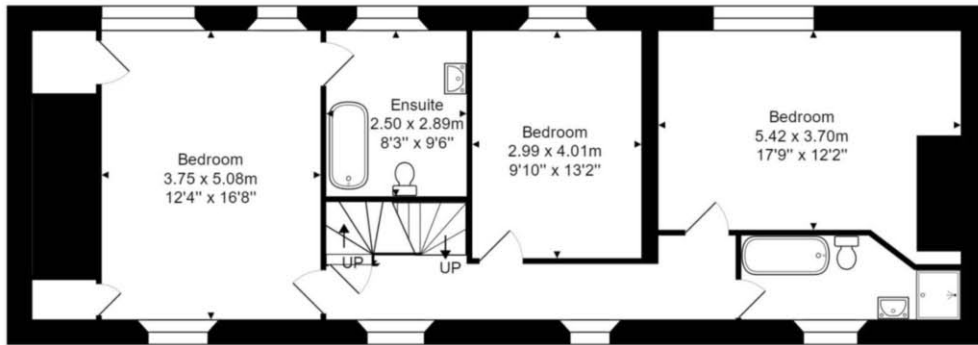
London Country House Department
Jeremy Campbell-Harris
jeremy.campbell-harris@humberts.com



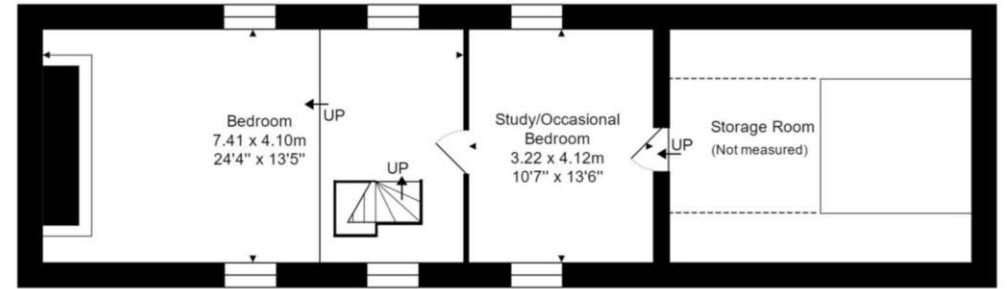


Humberts
32 South Street
Bridport
Dorset
DT6 3NQ
01308 422215
bridport@humberts.com

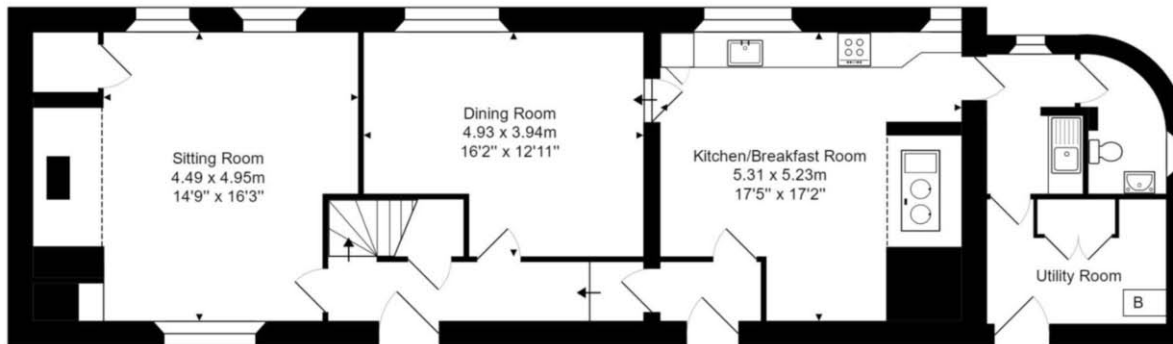
humberts.com



First Floor



Second Floor



Ground Floor

Charity Farm
Loscombe
Bridport
DT6 3TL



Total Area: 228.2 m² ... 2456 ft² (excluding storage room)
Not to scale. Measurements are approximate and for guidance only.

Residential, rural and commercial agency | Professional services | Valuations | Investment

Humberts Limited for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts Limited or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wideangle lenses may be used. ©Copyright Humberts Limited, Registered Office 3rd Floor, Connaught House, 1-3 Mount Street, Mayfair, London, W1K 3NB Registered Company Number 06522558

