



OLD GRANARY COTTAGE WEST MILTON

Bridport, DT6 3TN

Price Guide £1,625,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Set in about 8 acres of land in an idyllic position just outside the village of West Milton, Bridport. Offering an enviable location with far reaching and uninterrupted views towards Eggardon Hill, Old Granary Cottage offers a rare opportunity to live in one of the most unspoiled areas of West Dorset. Beautifully restored and extended, the house offers light, spacious and charming accommodation with just the right balance of informal elegance and comfort in a truly rural setting.

Situation

Bridport 4.2 miles
 Beaminster 5.5 miles
 West Bay 5.6 miles
 Dorchester 18.8 miles

Mileages approximate

The local area

Situation - West Milton is a charming village mostly made up of stone houses and cottages, some mentioned in the Domesday book, lying about 3 miles North West of Bridport Town in a sheltered valley. The village is designated in an Area of Outstanding Natural Beauty. Surrounded by wonderful rolling hills with many footpaths and bridleways to explore. At the nearby villages of Powerstock and Nettlecombe there are excellent public houses, church and a primary school.

Local Authority

West Dorset Council Tax Band: E
 Tenure: Freehold
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Ground Floor

Porch

Tiled floor

Drawing Room

An exceptional room with an abundance of light, space and fantastic rural views. Vaulted ceiling, feature fireplace, exposed floorboards, Door to gardens, exposed beams and picture window.

Sitting room

A fantastic room for sitting and reading a book or watching television after a long walk in the beautiful surrounding West Dorset countryside. Superb views, tiled fireplace with woodburner, extensive bookshelving and radiator.

Kitchen/dining room

A fine room with Aga, range of cupboards and drawers, double drainer sink unit, worksurfaces, splashbacks, plumbing for washing machine and larder. Doors leading to a splendid terrace and gardens. This is undoubtedly the room around which family life will revolve.

Utility

Large sink, plumbing for washing

W/C

Hand basin and low level w/c

First Floor

Landing

Bedroom 1

Splendid rural views, exposed floorboards, electric heater, wardrobe and beam.

En Suite Bathroom

Suite comprising roll top, claw foot bath, hand basin, low level w/c and tiled splashbacks.

Bedroom 2

Double wardrobe, beam, superb views and electric heater.

Bedroom 3

Exposed beams and vaulted ceiling.

Family Bathroom

Suite comprising panelled bath, low level w/c, hand basin, radiator and exposed floorboards.

Outside

Grounds and Gardens

The current owner has created a wonderful natural garden, which flows seamlessly into the rolling countryside beyond. Dry stone walls have been built to tier areas for seating and outdoor dining, whilst deep borders have been established and expertly planted for year-round colour, texture and structure.

A pergola gives shade to a perfect alfresco terrace directly outside the kitchen with pretty stone steps leading down to the lawned gardens, with established trees creating definition between garden and the fields beyond. The terrace is ideal for long lunches and suppers during Spring/Summer.

To the front of the house is a large walled garden with paths creating a parterre style kitchen garden producing an abundance of vegetables and soft fruits.

A covered veranda leading to the front door offers a useful area to store wood and boots being protected from the elements.

A gated driveway offers ample parking for several vehicles.

PROPERTY DESCRIPTION

Studio

A purpose built studio, designed over two floors is currently used as an artist's studio. Complete with a shower room and two separate rooms on the ground floor as well as an additional room upstairs, it could easily be converted to accommodation for holiday letting (subject to necessary planning consents).

A level grass area directly outside the studio has been created to enjoy the rural outlook, but is also the idea space for a marquee for private parties.

Next to the studio is a multi purpose outbuilding ideal for storing tractors etc.

Land

The land amounts to approximately 8 acres with a wooded area at the top on the flattest part, which reaches away from the house in a Southerly direction towards Eggardon Hill, which can be seen in the distance. The land slopes steeply down into a valley towards the village of West Milton and is ideal for grazing livestock.

Useful information

There is a footpath along the bottom part of the fields through the driveway onto the lane beyond.

Tenure

Freehold

Material Information_

Additional information not previously mentioned

- Mains electric and mains water provide by a neighbour from a storage reservoir.
- Water metered.
- Private drainage.
- Broadband and Mobile signal or coverage in the area.

Part electric heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location







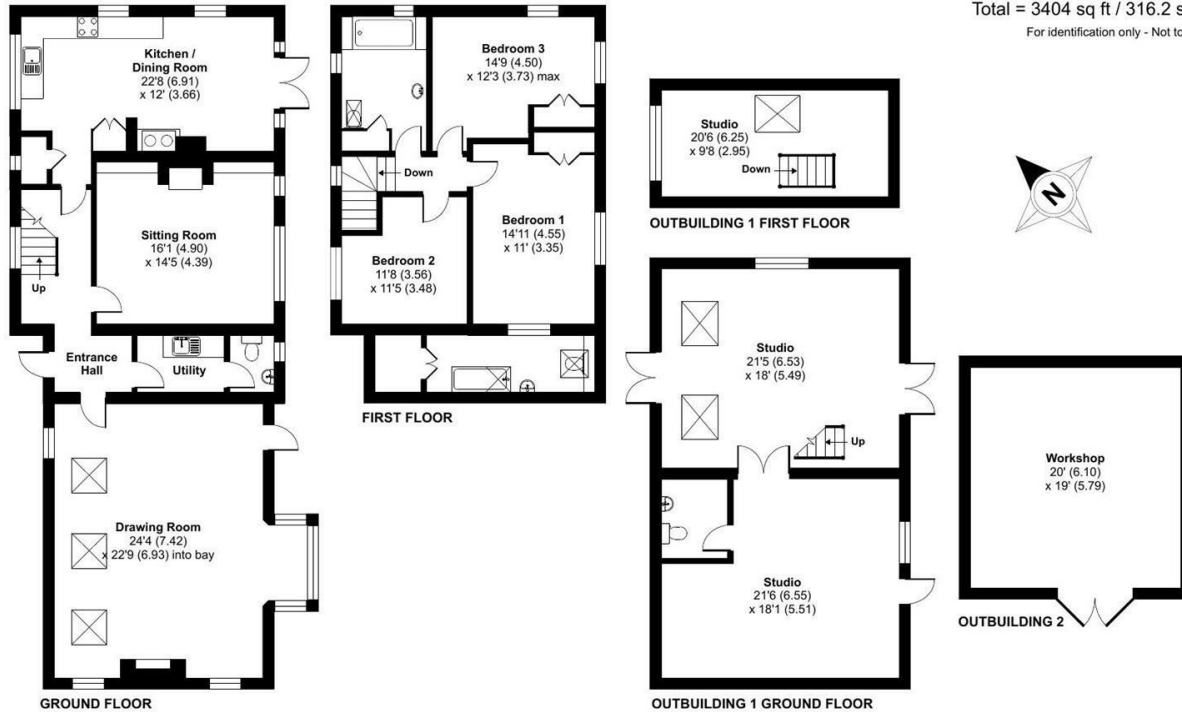
Granary Cottage, New Barn Farm, West Milton, Bridport, DT6

Approximate Area = 2030 sq ft / 188.6 sq m

Outbuildings = 1374 sq ft / 127.6 sq m

Total = 3404 sq ft / 316.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Mayfair Town & Country. REF: 859714



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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