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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Conkers, Melplash, Dorset, DT6 3UD**  
**Guide Price £569,000**





## Conkers, Melplash, Dorset, DT6 3UD

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A well-appointed three bedroom detached family home in the heart of Melplash, offering spacious living, an open plan kitchen diner and a full-depth sitting room with wood-burning stove. Features include a games room, en-suite to principal bedroom and beautifully landscaped gardens. Set in a prime village location with ample parking and a private west-facing garden.



## Property Details

- Three Bedrooms
- Open plan kitchen diner
- Living Room
- Landscaped gardens
- Games room
- Generous living accommodation

### THE PROPERTY

Positioned at the heart of the sought-after village of Melplash, the property is a handsome and well-appointed three-bedroom detached family home offering generous living space and charming gardens.

Built in 1984 within the former grounds of the old vicarage and situated directly next door to the village church, the property enjoys reconstituted stone elevations beneath a tiled roof. It stands proudly at the centre of its plot, with an expansive garden to the front and a wonderfully private west-facing garden to the rear, perfect for enjoying afternoon sun.

Upon entering, you are welcomed by a practical entrance porch, leading into the spacious hallway. The property also benefits from plentiful understairs storage, providing convenient space to keep your home organised.

The property is arranged conventionally around this welcoming central hallway, with a light and airy landing above from which all principal rooms are accessed. The house is orientated along an east-to-west axis, meaning it enjoys plentiful sunlight from both the front and rear aspects throughout the day.

The ground floor comprises a generously proportioned sitting room that stretches the full depth of the house. This elegant living space features an attractive oak flooring and a central fireplace fitted with a wood burning stove. Double doors open directly onto the rear garden, allowing for easy outdoor access and a lovely flow between indoor and outdoor living.

To the other side of the hallway is a well-appointed kitchen and dining area, also running the full depth of the property. The kitchen is fitted with a comprehensive range of cream shaker style wall and base units, finished with sleek granite worktops. A built-in eye-level electric double oven and ceramic hob are installed, while the open-plan dining area creates the perfect place for entertaining.

A door from the kitchen leads to a practical utility room, equipped with a second sink and space for a washing machine and fridge freezer. From here, there is also access to a downstairs cloakroom and the rear garden. With the exception of the living room, the entire ground floor is finished with attractive porcelain tiles.

Upstairs, the house offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and a built-in

double wardrobe, providing ample storage. The two remaining bedrooms share a family bathroom, fitted with a white suite comprising a spa bath, a generously sized walk-in shower, pedestal hand wash basin, and WC.

A highlight of the property is the former double garage, which has been converted into a games room with a rear aspect window, door to the garden, and provides light and power. This room could serve as a garage again or alternatively be used for home hobbies or as a home gym.

### OUTSIDE

The garden is predominantly laid to lawn, complemented by a partial gravel area that adds texture and interest. It is beautifully landscaped with a covered patio seating area and a pathway leading to a charming pergola seating area at the bottom of the garden. A summerhouse and well-stocked flowerbeds further enhance the outdoor space. The garden overlooks mature trees that soften the view and enclose the grounds, with a delightful sight of the church visible to the right-hand side. To the front, the garden features a gravel driveway and a raised lawn bordered by flowerbeds and shrubs. Parking is plentiful, offering ample space for vehicles.

### SITUATION

Melplash is a picturesque village situated approximately three miles south of Beaminster and three and a half miles north of the vibrant market town of Bridport. It retains a close-knit community atmosphere, with a blend of period cottages, character homes, and a handful of newer properties. Village amenities include a garage, village hall, and the Half Moon public house—while the church next door to the property forms a central and charming part of the village setting. Bridport offers extensive amenities such as independent shops, supermarkets, cafes, restaurants, and a vibrant arts and music scene. It provides access to the Jurassic Coast at West Bay, ideal for outdoor activities like walking and water sports. The area is well-connected by road and nearby mainline stations at Dorchester, Maiden Newton, Axminster, and Crewkerne, offering convenient links to London and the South West.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Oil Fired Central

Construction Type: Conventional Brick and block construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is good indoors and outside on some major networks, please refer to Ofcom and network providers.

Parking: Driveway

Flood Risk: Very Low – Refer to .GOV Website

### SERVICES

Mains electricity, mains water and private drainage via septic tank

Council Tax Band: E (West Dorset Council)

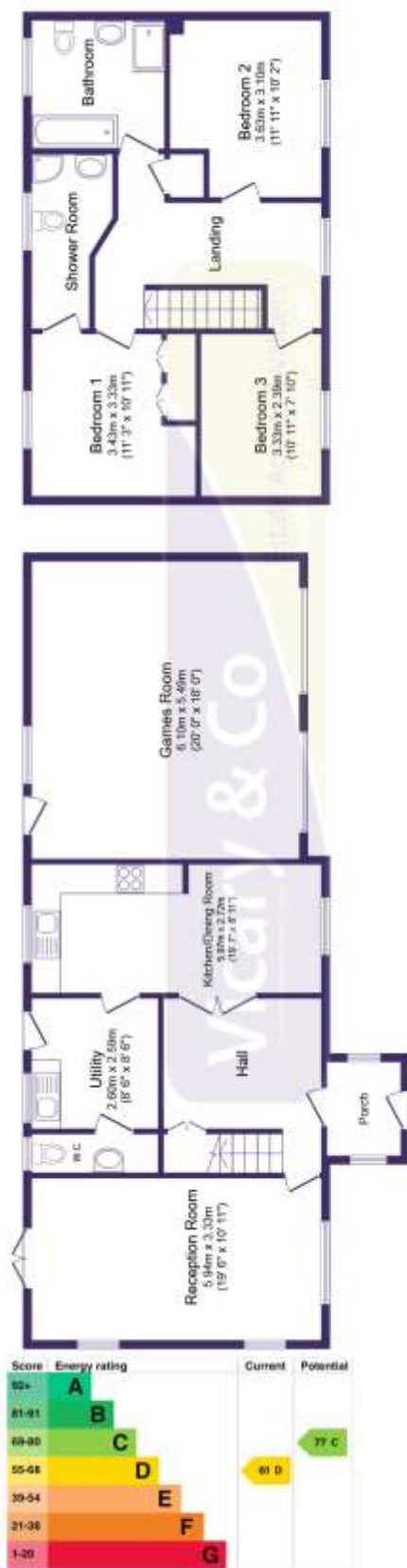
EPC: D (61)

### VIEWINGS

Strictly by appointment only with Vicary & Co







**Total floor area: 152.9 sq.m. (1,646 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No liability is taken for any part of any agreement. No liability is taken for any part of any agreement. No liability is taken for any part of any agreement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk



**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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