

Four Ashes

Nr Stoke Abbott • Bridport • Dorset

Symonds
& Sampson



Four Ashes

Nr Stoke Abbott, Bridport, Dorset, DT6 5JJ

Exeter ... miles • Dorchester ... miles
Bridport ... miles • Crewkerne ... miles
London Waterloo ... hours ... minutes
(Distances & times approximate)

An individual country residence set in a glorious rural location with spacious internal accommodation, attractive gardens and pastureland.

- Standalone modern property
- Two storey, four bedrooms, two reception rooms
 - Rural location
 - Glorious country views extending to the sea
- Well maintained gardens and gravel parking for four cars
 - Paddock

In all about 2.04 acres (0.82 ha)

For Sale by Private Treaty



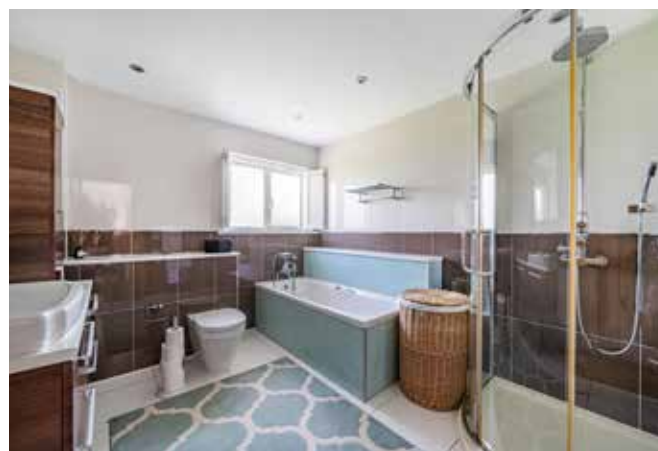


Situation

This property lies a short distance from the village of Stoke Abbott which is a pretty country village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of "outstanding natural beauty" The village comprises mainly character cottages and larger houses with only a few modern properties. Amenities include a church, village hall and public house. The nearest town of Beaminster has a fine range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities.

The Property

Welcome to Four Ashes, an exceptional opportunity to acquire a contemporary country residence in a serene rural setting, situated on a substantial plot of approximately 2.04 acres. This modern home, nestled within an area of outstanding natural beauty, offers breathtaking views that stretch all the way to the sea whilst the ancient Lewesdon hill rises majestically to the rear. Thoughtfully extended by the current owners, the accommodation is designed with family living in mind, featuring a spacious kitchen/breakfast room, a formal dining room, and a magnificent vaulted sitting room that opens onto the front terrace. Upstairs, the property offers four bedrooms, including a principal bedroom with its own private balcony. The outdoor space is equally impressive, with gardens that range from formal to productive, including an orchard and a gently rising paddock that culminates in a charming small woodland. The property is perfect for those with dogs or those looking to get into the countryside, with footpaths starting virtually at the property across to Lewesden and down to Laverstock as well as the paddock and roomy utility. Discover the perfect blend of rural tranquillity and modern comfort at Four Ashes.



Accommodation

The property is laid out as follows

Entrance door into an enclosed porch which then leads on to the main hall with a bespoke oak staircase rising to the first floor and doors off to the sitting room and kitchen/breakfast room. The stunning sitting room was extended by the present owners and now is a generous entertaining

space with a vaulted ceiling and a standalone wood burner in its centre. French doors open out to a front terrace for summer soirees. A picture window perfectly frames the glorious views to the front. Moving across the hall, you enter the dual-aspect kitchen/breakfast room with a back door out to the gravel parking and garden. The kitchen comprises of a comprehensive range of quality wall and floor units in a high gloss cream topped with black sparkling granite. A stand-alone island creates an additional work area with storage below. Integrated items include a dishwasher, fridge and a wine fridge. A 5-ring Rangemaster comes with 2 ovens, a warming oven and a grill for all your cookery needs. This room can easily seat 6 to 8 people for relaxed dining. A small lobby comes off the kitchen/breakfast room and leads onto a formal dining room. This elegant room with its solid wood floor can easily sit 10 to 12 whilst overlooking the gardens to the sides. Also off this lobby is the downstairs bathroom with a heritage-style suite in white with high rise cistern and chain, bath and shower overhead. The utility/boot room is a super-sized practical space. The vendors converted the garage to create this room which now has excellent built-in storage running across one wall. There is plumbing and space for a washing machine and tumble dryer. French doors provide outdoor access.

Moving upstairs you will find four bedrooms off the landing. The principal bedroom has great built-in storage and sliding doors which open out to a balcony with glass balustrades. The remaining bedrooms are all doubles. The main guest bedroom has an ensuite shower with a Sani flow toilet. If desired, the stud walls could be removed to create a new principal bedroom, as originally designed, from the third and fourth bedrooms. The family bathroom comprises of a bath, shower cubicle with rainfall shower head, recess toilet and a double vanity unit with drawers.

Please see floorplan for accommodation and measurements.

Outside

Four Ashes sits in its own plot surrounded by the rolling hills of the Dorset countryside. The views are impressive with an expansive vista as far as the sea to the front whilst behind the magnificent ancient hill of Lewesdon rises up topped with its woodland. In total, the plot is about 2.04 acres which includes





parking up to four cars, a well- maintained garden with deep flower beds, a terrace and a productive garden. There are three sheds in total and a useful greenhouse. Leading up to the paddock you move through an orchard of apples, pears and plum trees. The paddock itself is rolling pasture land which is cut yearly for hay. At the top of the paddock is a small area of woodland. The views from the far end of the paddock are stunning, a perfect place to sit with a picnic and delight in the beauty of the Dorset countryside.

Services

Mains electricity and water. private drainage. Oil fired Central heating.
Broadband - Standard and ultrafast are generally available.

Mobile phone coverage:

EE/O2/Vodafone - you are likely to have limited coverage indoors for voice but not for data.

3 - you should not expect to receive a signal indoors for voice or data. EE/3/Vodafone/O2 - you should expect to receive a signal for data and voice outdoors.

Local Authority

Dorset Council. Tel: 01305 251010. Council tax band: F

Property information

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Planning

There are no current planning applications that we believe will impact this property. Details of which can be found via: <https://planning.dorsetcouncil.gov.uk>

Directions

From our Beaminster Office proceed along the A3066 towards the mini roundabout before bearing left onto the B3163 signposted Broadwindsor. After a short distance just past a local shop bear left signposted Stoke Abbott. Continue along this road passing through the village of Stoke Abbott until you reach a crossroads. Continue straight over and the property will be found a short distance on the left-hand side.

Viewing

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. Further information, if required is available from the Beaminster Office on 01308 863100.





North Bowood, Bridport

Approximate Area = 2272 sq ft / 211 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1130265



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Important Notice

Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds & Sampson LLP have not tested any services, equipment or facilities.
3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard.
4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages





Sole Agents:

01308 863100

Symonds & Sampson LLP

36 Hogshill Street

Beaminster, Dorset DT8 3AA

Contact Caroline Childs-Chaffey

ccchaffey@symondsandsampson.co.uk

symondsandsampson.co.uk



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