



West Milton, Bridport

Guide Price  
**£895,000**  
Freehold

Symonds  
& Sampson

ESTABLISHED 1858



A substantial five bedroom detached country house in a wonderful rural location with lovely views and a large barn.

**West Milton, Bridport,  
DT6 3SL**

- Situated in a stunning rural location
- Detached five bedroom country house
  - Substantial barn
  - Delightful rear gardens

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092







### The Property

If it's peace and quiet you want this is the place for you. Leigh Gate Cottage lies to the end of a no through road some way off the beaten track in some glorious countryside deep in rural Dorset. The cottage itself was built in 2003 to take full advantage of its position and offers some well appointed spacious accommodation that can be used in any number of ways, and in addition has a large agricultural barn that is used currently as a workshop/store/garage, but subject to obtaining the necessary planning consent could be adapted for a number of uses. Being just 21 years old the property has been built in a traditional way, but has all the advantages one would expect of a house of this age with a lovely stone façade under a tiled roof.





The accommodation on the ground floor faces south and west taking in the sun for much of the day with a snug, a sitting room, a kitchen and a formal dining room all facing onto the garden with three sets of double doors out onto the terrace behind. The sitting room focuses on a substantial fireplace equipped with a woodburning stove, beyond which there is a large kitchen with an oil fired Alpha and in turn a formal dining room. The practical side of life is taken care of by a large utility room with a door to the outside to one end and a cloakroom. Upstairs there are five bedrooms, with to one side of the house two bedrooms and a family bathroom and a principal suite and two further bedrooms served by an ensuite shower room and a second family bathroom. The property is fully double glazed and has oil fired central heating.

#### Outside

The property is reached over a long no through lane which is owned and maintained by the council. Just before the property double gates open into an area of gravel driveway providing parking for a number of cars. On the south side of the driveway a lovely cottage garden sweeps away and is for

the most part laid to lawn with areas of herbaceous, shrub and tree planting to the edges with the summerhouse to the end and an ornamental pond to one side. Lovely views can be had from the garden over the surrounding countryside. Nearest the cottage there is a large expanse of paved stone terrace that makes an excellent outside entertaining area during the summer months edged by further well stocked mature herbaceous and shrub borders. To one side of the cottage there is a brick built potting shed that houses a vine.

On the north side of the cottage there is a substantial stone and timber barn divided into two areas - one single garage and the other an open space with double doors to one side and a roller blind door to the other.

#### Services

Mains, electricity and water. Drainage to a septic tank, shared with a neighbour. Oil fired central heating. Broadband speed: Superfast broadband is available. Mobile phone coverage: Network coverage is limited indoors and good outdoors. It is understood that mobile reception works well in the house with Wi-Fi calling.

#### Local Authority

Dorset Council: 01305 251010.

Council Tax Band: G.

#### Situation

West Milton is a peaceful and pretty rural village just a short drive into the centre of Bridport. Bridport, which is a bustling and vibrant market town with a history of rope making, is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.









**Directions**

On entering West Milton from the direction of Bridport, drive through the village and take the left at the triangle into Ruscombe Lane, just before the bridge. Follow the lane and the property will be found shortly after on the left hand side, identified by a For Sale board.

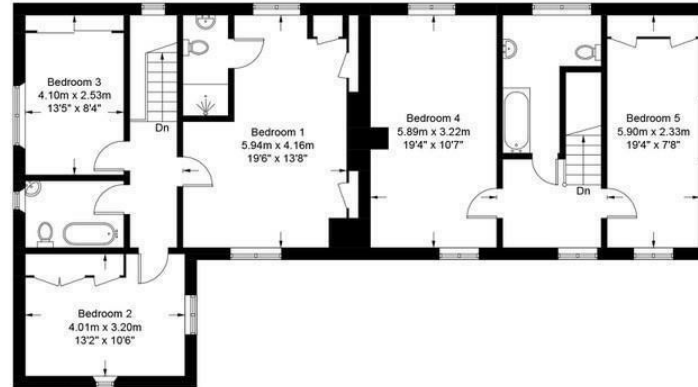
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**Leigh Gate Cottage, West Milton**

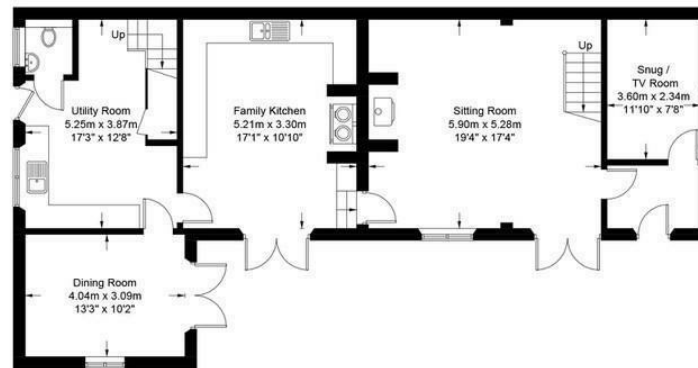
Approximate Gross Internal Area = 2359 sq ft / 219.2 sq m

Outbuildings = 1062 sq ft / 98.7 sq m

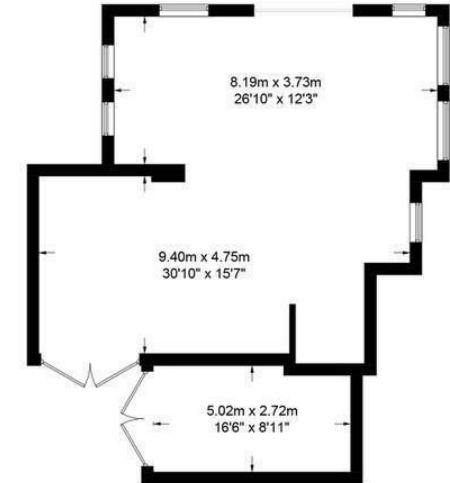
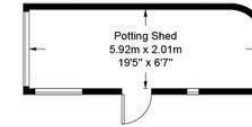
Total = 3421 sq ft / 317.9 sq m



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID976930)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Bridport/SVA/230524



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