



**Fishpond, Bridport**

Guide Price  
**£850,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

Detached four bedroom house with a two bedroom lodge/annex with far-reaching panoramic views, set in approx 1.06 acres.

## Fishpond, Bridport, DT6 6NN

- Views to the sea
- Timber lodge for annexe or home office
  - Adjoining National Trust land
- Spacious, flexible accommodation

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

Is this the best view in Dorset? Peters Gore Lies on the South side of Lamberts Castle with wonderful views over the Marshwood Vale to the East to Rampisham, to the South to Portland Bill and to the West to the sea at Charmouth. The views are complemented by some outstanding and flexible accommodation with a good four bedroom detached house supplemented by a 2 bedroom lodge that could be used as a holiday let, a home office or an annex if so required. Add to that a plot that extends to approximately 1.06 acres and you have it all.



The house has been sited and orientated to take full advantage of its southerly aspect, with all of the living rooms and bedrooms taking in the wonderful views. The accommodation is accessed via a hallway that stretches along the rear of the house off which all the principal rooms are accessed. To one end there is a sitting room, with a bay window and a fireplace equipped with an electric fire, that flows through to a conservatory laid to a ceramic tile floor with doors to one side onto the gardens. To the centre of the house there is a dining room with sliding double doors also into the gardens with, to the other end, a kitchen. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cabinets, with an integrated electric double oven and a ceramic hob with space for a fridge and a dishwasher. To one corner there is a most useful pantry while the floor is laid to ceramic tile. To the rear of the property there is both a laundry and a dog and boot room. Upstairs there are four good bedrooms, three of which share a family bathroom, with the principal bedroom having an en suite shower room. The property is in good decorative order throughout, has UPVC double glazing and oil fired central heating.

#### Outside

The house is approached through a gated entrance into a block paved driveway providing parking and turning for a number of cars and access to both the double garage and a carport. The garage is equipped with a remotely operated electric up and over door, light and power. Immediately to the rear of the house there is a sauna building and to the rear and side of the house there is a summer house. The formal gardens lie in front of the house and are for the most part laid to lawn with areas of herbaceous and shrub planting to the edges, designed to give shape colour and form throughout the seasons. At the top of the plot there is a further elevated area of deck complete with a BBQ hut and a hot tub which take in the best of the views. To the side of the lodge a gate gives way to a more wild area of paddock which adjoins the National Trust land on Lamberts Castle. It is a haven for wildlife, flora and fauna and is an SSSI.

#### Services

Mains water and electricity are connected, private drainage to septic tank. Oil fired central heating.  
Broadband - Ultrafast broadband is available.  
Mobile phone coverage - Network coverage is mostly good both indoors and out.

#### Local Authority

Dorset Council 01305 251010. Council tax band F.

#### Situation

The property is set in the hamlet of Fishpond, in the heart of the Marshwood Vale and away from all main roads, about a mile from the village of Marshwood. The towns of Axminster, Lyme Regis and Bridport are easily accessible. Bridport is a bustling market town with a history of rope making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It also has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes. There are excellent arts and music events and the famous "hat festival". Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster and Honiton to the west. Communication links are good with road links along the A35 and mainline railway stations at Axminster, Crewkerne, Maiden Newton and Dorchester.





## Directions

From Bridport take the A35 West towards Honiton. At the far end of the village of Morcombelake turn right signed to Whitchurch Canonorum. Follow this road all the way down the hill to the crossroads and go straight across. Take the second major turning on the right signed to Fishpond and follow the road all the way across the top until reaching a cross roads and turn right shortly afterwards up a short hill to a T junction. Turn right and the entrance to the property will be found immediately on the left.

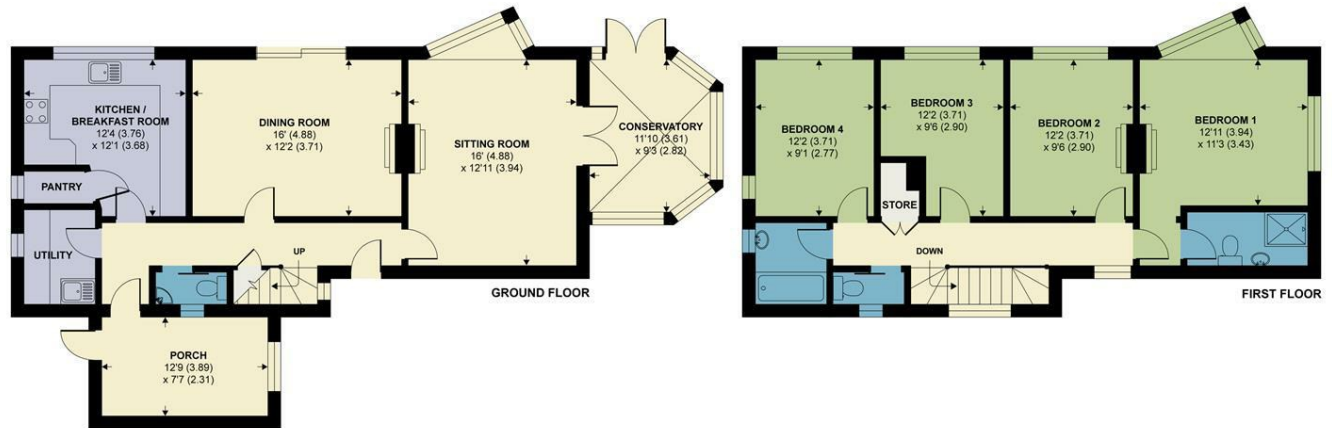
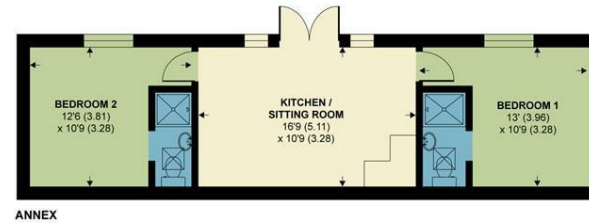
## Peters Gore, Fishpond, Bridport, DT6

Approximate Area = 2570 sq ft / 238.8 sq m (includes garage / annex)

Outbuilding = 218 sq ft / 20.2 sq m

Total = 2788 sq ft / 259 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Bridport/SVA/04.06.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 746377

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