



Fishpond, Dorset

Guide Price
£1,250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A beautifully presented four/five bedroom 18th century house situated in a wonderful rural location with outstanding country and sea views.

**Fishpond,
Dorset,
DT6 6NN**

- Delightful rural location below Lambert's Castle
- Fantastic views over the Marshwood Vale to the sea
 - Garage and driveway
- Large gardens and grounds of approximately 2.32 acres
 - No onward chain



Viewing strictly by appointment
Symonds & Sampson
01308 422092



The Property

This stunning 4/5 bedroom detached house is situated below Lambert's Castle, and enjoys fantastic uninterrupted views over the Marshwood Vale towards the sea. The original property dates back to the 18th century and has been modernised and extended over the years to create a spectacular home seamlessly blending character with contemporary amenities in this delightful elevated position in the peaceful hamlet of Fishpond.



The property is conventionally arranged around a large hallway, off which all the accommodation is accessed. The kitchen and the living room have a bright southerly aspect, with timber decking running along the full length of these rooms, overlooking the garden and to the Marshwood Vale and coast beyond. The living room is a particularly stunning bright and spacious modern extension with floor to ceiling windows and French doors that open onto the decking, with an additional focal point of a lovely open fireplace and a vaulted ceiling to one end. The shaker style kitchen is fitted with a range of wall and base units with a wooden worktop over, with a double Belfast sink and an electric three oven Aga with space for additional appliances and a good sized kitchen table. There is a useful utility room and cloakroom on the ground floor, along with two further reception rooms overlooking the east facing terrace taking in the morning sun and enjoying sea views.

Upstairs are the four double bedrooms, with an additional small room currently utilised as a home office. The principal

bedroom is a fantastic space, with a vaulted timber clad ceiling and Juliet balcony overlooking the grounds and the Marshwood Vale beyond, plus its own adjacent bath and shower room. The other bedrooms all benefit from the stunning uninterrupted views over the surrounding countryside and are served by a separate family shower room.

Outbuildings

The property benefits from a useful barn currently providing garaging for one car which, subject to any necessary planning consents, could be converted into additional accommodation if required. Beyond this barn is a substantial timber garden store.

Outside

The property is approached off a country lane over a long driveway leading to the parking area and the barn which provides garaging for one car and a mezzanine storage area. A further feature of the property are the fantastic gardens

and grounds, in total measuring approximately 2.32 acres. They comprise of areas of mature woodland, three ponds and large areas of lawn interspersed with mature trees and shrubs. There is an east facing terrace from which to enjoy the morning sun, and the south facing decking area running the full length of the house, enjoying the fantastic views over the grounds, Marshwood Vale and sea beyond.

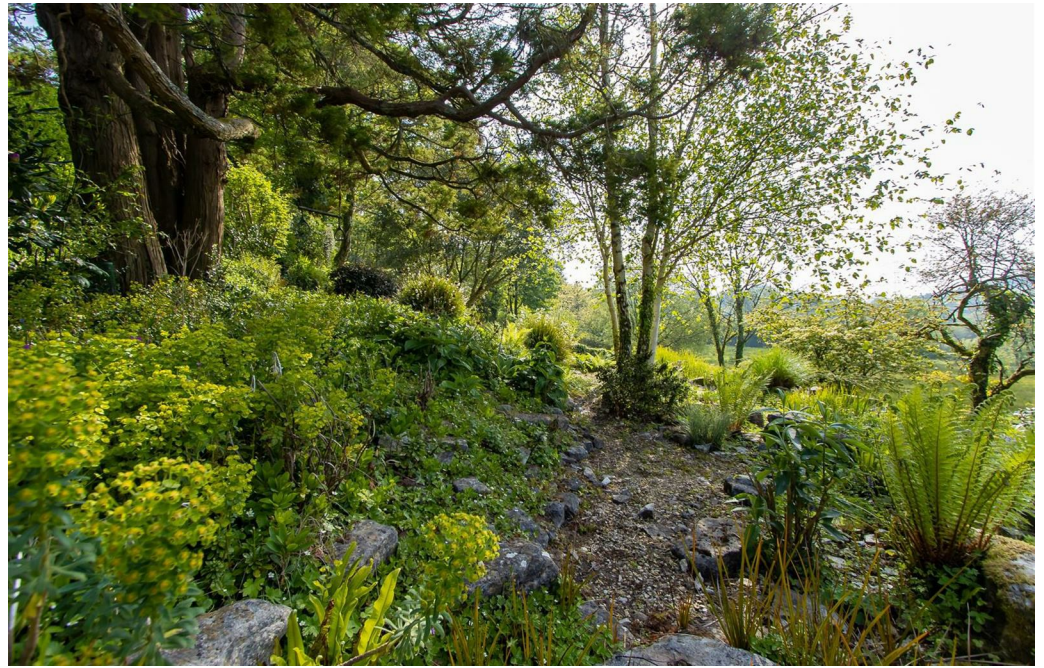
Services

Mains water and electricity. Private sewage treatment plant. Oil fired heating and underfloor heating. Electric Aga. Broadband speed: Ultrafast broadband is available. Mobile phone coverage: Network coverage is mostly good indoors and out.

Local Authority

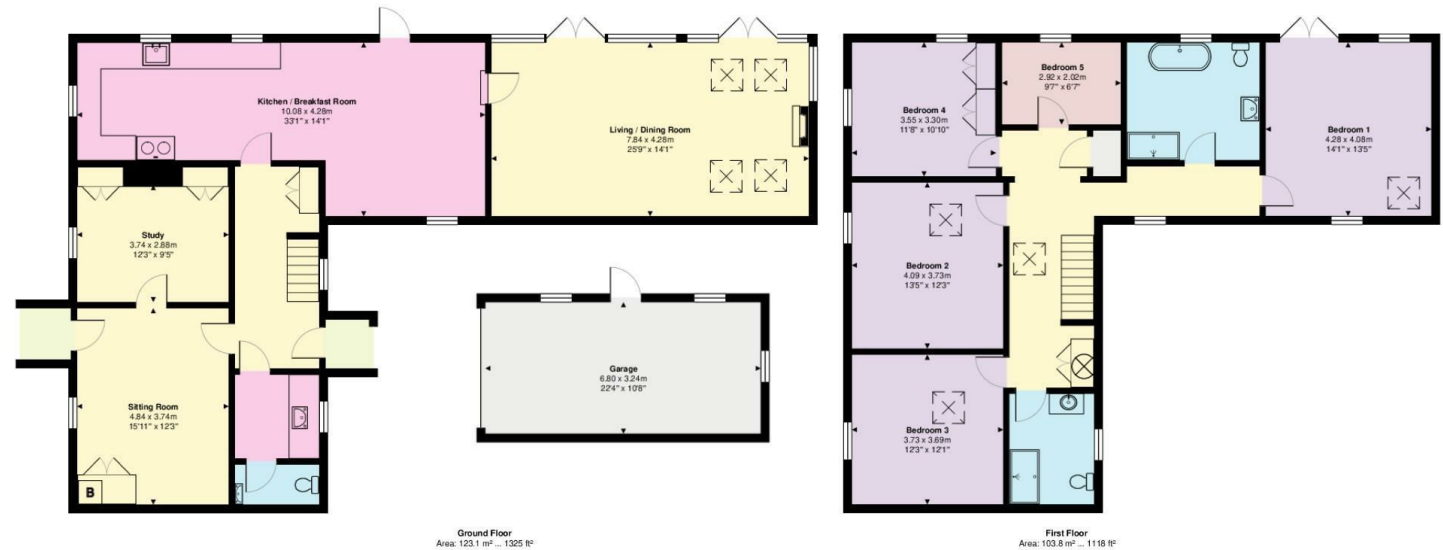
Dorset Council: 01305 251010.
Council Tax Band: E.





Directions

From Raymond's Hill, take the B3165 and continue along for just over 3 miles, and take the right hand turn onto Fishpond Bottom Road. Continue along the lane for approximately half a mile, where the driveway to the property will be found on the right hand side at the end of a stone boundary wall. What3Words///rejoin.table.poses.



Ground Floor Area: 123.1 m² ... 1325 ft² First Floor Area: 103.8 m² ... 1118 ft²

Total Area: 226.9 m² ... 2442 ft² (excluding garage)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

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

Bridport/DME/140524

01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
bridport@symondsandsampson.co.uk

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