



Whitchurch Canonorum, Bridport

Guide Price
£800,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

The logo for Symonds & Sampson is located in the bottom right corner. It consists of a dark green square containing the company name in white serif font, with the text 'ESTABLISHED 1858' in a smaller white font on a yellow background at the bottom.

Outstanding detached three-bedroom contemporary property set within 1.69 acres of garden and meadow with lovely views across the Marshwood Vale.

**Whitchurch Canonicorum,
Bridport,
DT6 6RF**

- Outstanding far reaching views
 - Exceptional living spaces
- An award winning wildlife friendly garden
 - Photo Voltaic Cells
 - Thermal Water Heating

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Until 15 years ago, this property was an unassuming bungalow in a lovely spot. Since then, the property has been substantially enlarged in some style to create some outstanding living accommodation that allows the outside spaces to be enjoyed through large picture windows that look out onto both the gardens and for miles into the Marshwood Vale. The sitting/living/dining room is an exceptional living space while the use of tactile materials throughout has further enhanced and given continuity to the property. Add to that an award-winning wildlife friendly garden and you have the perfect contemporary village property. The property is conventionally arranged with the living spaces to one side and the sleeping spaces to the other. The sitting/living/dining room lies on the south and west side of the property with a feeling of light and space further enhanced by a vaulted ceiling complete with exposed roof trusses.



To one side the sitting area focuses on a contemporary woodburning stove while to the other side a dining area sits between two sets of doors that allows the division between the inside and the outside spaces to be blurred during the summer months. To one end of the room there is a wonderful contemporary bay window which doubles as a window seat and to the other end an archway leads through to the kitchen. The kitchen is equipped with a comprehensive range of handmade units and cupboards - complete with - limestone and wood work surfaces with ammonites over with space for both a range cooker and a fridge freezer. Beyond the kitchen there is a useful utility room.

To the other side of the property there are three good bedrooms, the principle of which has an array of wardrobes and cupboards arranged across one side of the room and to the other end a door leads through to an ensuite shower room with a double sized shower. The second bedroom has an ensuite bathroom while the third bedroom has use of a family shower room supplemented by a cloakroom accessed off the hallway.

The property is served by oil fired central heating the costs of which are offset by both photo voltaic cells that yield in excess of £2000 per annum and a solar thermal water heating system for the hot water. The property has double glazing throughout while the much of the year very little else other

than a woodburning stove is used to heat the property given the heat gain from the southerly aspect. Subject to obtaining the necessary planning consents there is clearly room to enlarge the property substantially if required.

Outside

The gardens are a particular feature of the property and surround it on three sides. To the front of the property a gated access leads through to a driveway that meanders up to the property itself with parking and turning for a number of cars. The gardens to the front are for the most part laid to lawn and punctuated by mature trees. Immediately to the rear of the property there is a large, paved terrace that makes an ideal





entertaining area during the summer months with Douglas Fir and glass loggia running along part of the rear of the property.

Beyond the paved terrace there is some lovely herbaceous and shrub planting that gives way to formal lawn with further areas of planting to the edges. Beyond the formal garden the land turns into a wildflower meadow that boasts an array of orchids in the spring with, to the top of the field, a large wildlife pond. From the top of the garden the best of the views can be enjoyed looking out over the Marshwood Vale towards Coneygar Hill, Coney Castle and Lamberts Castle. The meadow part of the garden is mown with formal paths while to one side there is a useful block-built outbuilding currently arranged as a store, a summer house and a workshop. In addition, within the gardens there is a greenhouse, a vegetable patch and a wood store.

Situation

The popular village of Whitchurch Canonicorum lies within an Area of outstanding natural beauty and is a short drive from the A35, where designated footpaths lead to Charmouth beach. The village, with an historic parish church and village hall, lies approximately 2 miles from Charmouth, 4 miles from Lyme Regis and 5 miles from Bridport. Bridport is a busy, active market town and popular holiday area, where street markets are held twice weekly. The town provides a comprehensive range of shopping and professional facilities, primary and secondary schools, recreational and social amenities. Along the coast to the west is the historic and delightful resort of Lyme Regis with its famous Cobb.

Services

Mains Electricity & Water
Private drainage

Oil fired central heating

Photo voltaic cells

Solar thermal water heating system

Superfast Broadband is available

Mobile Phone Reception can be limited indoors & mostly available outdoors


Local Authority

Dorset County Council

Council Band: F

Directions

From our Symonds and Sampson office on South Street, Bridport, head north towards West Street. At West Street turn left and go through 2 roundabouts. Turn right on to West Road A35 and follow for 3 miles before turning right on to Tizzards Nap. Continue onto Goodens Hill then turn right on to Lower Street. The property can be found on the right just before Berehayes Farm.
 What3Words///speeds.special.stoppage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales	EU Directive 2002/91/EC 	

Bridport/SVA/010724

Brookfield, Whitchurch Canonorum, Bridport

Approximate Area = 1699 sq ft / 157.8 sq m
 Outbuilding = 299 sq ft / 27.7 sq m
 Total = 1998 sq ft / 185.5 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). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1145140



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