



## Fishpond, Bridport,

Detached four-bedroom contemporary house with magnificent views to the sea.

Guide Price  
**£735,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Fishpond, Bridport, DT6 6NN

- Wonderful views to the sea
  - Rural location
- Solar Thermal Hot Water Panels
- Excellent condition throughout
  - Lovely garden

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

Coombe Ridge is all about position and finish. The property sits in an elevated position adjoining National Trust land with wonderful far-reaching views across the rolling Dorset countryside to the sea at Charmouth. In terms of finish the property has undergone a comprehensive programme of enlargement and renewal over the last 15 years to create a future proofed stylish contemporary house designed to take in the best of the wonderful views and bringing it firmly into the 21st century.

The accommodation on the ground floor revolves around a central hallway with the living accommodation to the right-hand side and the sleeping accommodation to the left-hand side. On the south side of the house there is an attractive sitting room which flows through to a dining room with each space having large sliding windows that frame the views blurring the division between the inside and outside spaces during the summer months.

The sitting room has a focal point of a contemporary woodburning stove and this room runs from the front to the rear of the property making it a particularly light bright space. To the rear of the property there is a large kitchen/breakfast room that has a dining area to one side and a fully fitted kitchen area to the other arranged with a Rayburn to one side that, in addition to being a range

cooker, provides heating and hot water. Integral appliances include an electric oven that doubles as a microwave and a dishwasher.

Above the sitting room there is an outstanding principal bedroom suite that has a vaulted ceiling and floor to ceiling windows taking the best of the views with an ensuite bathroom and a walk-in wardrobe.

On the ground floor to the other side of the house there are three bedrooms with the principal guest bedroom having an ensuite shower room and the two remaining bedrooms sharing a family bathroom. The property has oil fired central heating, has UPVC double glazing, all the cost saving advantages of a well-insulated property and solar thermal water panels that produce free hot water during much of the year.

### Outside

To the front of the house a gated entrance leads through to substantial area of driveway laid to hardstanding and gravel providing parking and turning for a number of cars, with a garage to one side of the house equipped with an up and over door beside which there is a useful storeroom. To the front of the property there is also a south facing paved terrace that is ideal for enjoying the views and outside entertaining during the summer months. The main body of

the garden lies to the front of the house and is laid to lawn and edged by well-stocked herbaceous and shrub planting designed to give shape colour and form throughout the year. To the left-hand side of the property there are two useful garden sheds and a screened composting area with, to one corner, a summer house in front of which there is a chicken run. The gardens to the rear of the property are laid to lawn with to one corner a greenhouse.

### 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 and is 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. 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.

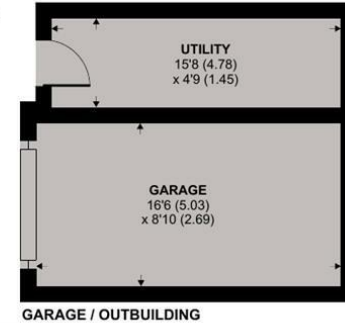
### Services

Mains Electricity, Water and Drainage  
Oil fired central heating  
Thermal water panels  
Ultrafast Broadband is available  
Mobile phone coverage is mostly available both indoors and outdoors

Local Authority  
 Dorset Council 01305 251010.  
 Council tax band D

## Combe Ridge, Fishpond, Bridport

Approximate Area = 1763 sq ft / 163.7 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Outbuilding = 76 sq ft / 7 sq m  
 Total = 1985 sq ft / 184.2 sq m  
 For identification only - Not to scale



### Directions

From our Bridport office on South Street, head South toward S Walk. At the Crown Roundabout take the 4th exit onto A35. Continue for 4.9 miles then turn right onto Tizard's Nap. Continue onto Goodens Hill. Continue onto Becklands Lane. Turn right onto Long Lane then turn left at Fishpond Bottom, property will be on the right, passed the church.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1150204



Office/Neg/date



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

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