

Symonds
& Sampson



Morecombelake
Bridport, Dorset

Morcombelake

Bridport
Dorset
DT6 6DY

Charming detached Grade II Listed Georgian house with huge character with a courtyard of stone barns.



- Grade II Listed Georgian Farmhouse
 - Character features
- Range of barns for a variety of uses
 - No onward chain

Guide Price £800,000

Freehold

Bridport Sales
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THE DWELLING

This property is likely to have been built at the beginning of the 19th century and is a classic square Georgian house with huge character. Features include open fireplaces, double hung casement and shuttered windows and stripped wood/flagstone/tiled floors to name but a few. However what marks this property out from many is both its outbuildings and its position. Within the curtilage of the property there is a three sided courtyard of barns and with no less than 10 usable rooms that are currently used among other things as workshops, games rooms, additional reception rooms and a bathroom. The position is special being on the edge of the National Trust Golden Cap Estate with wonderful walking to be had in all directions.

ACCOMMODATION

The house is classically laid out with the sitting room to one side of a hall stretching from the front to the rear of the property and a dining room that flows through to the kitchen and the utility room to the other side. The sitting room has a lovely original fireplace as its focal point while the dining room is laid to a flagstone floor. The kitchen has a range of floor and wall mounted units and cupboards and an Aga to one side while the utility room makes a good dog and boot room. Upstairs there are four good bedrooms served by a family bathroom all arranged around a light bright landing.

THE BARNs

The largest barn lies on the south side of the property with the three bay parking area underneath, with a principal room that has lovely views out towards Charmouth and the sea with its own woodburning stove. The remaining barns frame the rest of the courtyard on the west and south sides and are currently used as a games room, a workshop, a garden room, a plant room and a bathroom but all the barns could be used in any number of ways.





OUTSIDE

The house itself has a charming wall and hedge enclosed garden laid to lawn to its centre with well-stocked herbaceous, shrub and tree planting to the edges. The courtyard is for the most part laid to lawn with to one corner a deep ornamental pond suitable for Koi Carp and to the other end a paved parking area.

SERVICES

Mains gas, electricity and water. Private septic tank. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.

Dorset Council 01305 251010.
Council tax band: E.

SITUATION

Morcombelake has a farm shop, while Whitchurch has a pub, village hall and parish church. The market town of Bridport lies approximately 5 miles to the East. Bridport has a history of rope-making and 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, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

DIRECTIONS

What3Words///move.establish.tokens

MATERIAL INFORMATION

The neighbouring farmer has a right of way over the driveway to access their fields.



Energy Efficiency Rating		
Property energy efficiency (lower is better)	Current	Target
100-91 (A)		
90-81 (B)		
80-69 (C)		
69-55 (D)		
54-48 (E)		
47-42 (F)		
39-34 (G)		
35-27 (H)		
22-20 (I)		
19-13 (J)		
10-8 (K)		
1-2 (L)		
0-1 (N)		
England & Wales		
EU Directive 2002/91/EC		

Morcombelake, Bridport

Approximate Area = 1452 sq ft / 134.8 sq m

Outbuilding = 2537 sq ft / 235.6 sq m

Total = 3989 sq ft / 370.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1242544



Bridport/DME/050225



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