

Symonds
& Sampson

Annie's
CAFÉ
TEA ROOMS

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Main Road
Morcombelake, Dorset

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Morcombelake
Dorset DT6 6DJ

Substantial detached 19th-century property, currently a tearoom, with three en-suite bedrooms, outbuildings, all set in approximately 5.78 acres from which wonderful views can be had to the sea.



- Total plot of approximately 5.78 acres
- Substantial 19th century property
- Tearoom with 3 en-suite bedrooms

Guide Range £400,000 - £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The Old English House has until 2020 been run as tearooms and is believed to date back to 1823. It has been substantially remodelled/extended in the interim creating a substantial property that is, subject to obtaining the necessary planning consents, ripe for conversion into a large residential property. The property in recent years has been for the most part updated. Behind the house there are 5.78 acres of wild pasture adjoining the SSSI on Hardown Hill, allowing some wonderful views to be enjoyed over in the National Trust Golden Cap Estate, taking in Langdon Woods, Golden Cap, Stonebarrow and finally the sea.

The accommodation briefly consists of the tearoom with fireplaces at either end, a kitchen, a utility room, two cloakrooms, a sitting room, a study/office, a dog and boot room, and three bedrooms each with an en-suite shower or bathroom. Attached to the house are a series of outbuildings which in all comprise seven spaces in differing states of condition and repair.

OUTSIDE

On the east side of the property there is a substantial area of parking laid to stone chippings, besides which there is an area of lawn. Behind the east side of the house a vehicular track gives access into the field. The field has remained

fallow for many years making it a wildlife haven to the edges with pasture to the centre. From the field the best of the views can be enjoyed. The plot extends to approximately 5.78 acres.

SERVICES

Mains electricity and water. Septic tank drainage. Electric heating.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and out.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: E.

There is a £5,500 Rateable Value. However single business owners often qualify for 100% tax relief.

EPC: C

SITUATION

Morcombelake has a village store and farm shop, while Whitchurch has a pub, village hall and parish church. The market town of Bridport lies approximately 6 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.

AGENTS NOTE

1. There is an overage provision on the property lasting for 25 years from the 13th August 2015 whereby an additional payment is due upon the granting of a planning permission for an additional dwelling.
2. There is a restrictive covenant affecting the property by virtue of a Conveyance of 1975 preventing the property from being used for: "The sale or storage of intoxicating liquors or mineral waters except for private consumption on the property."





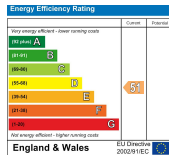
Morcombelake, Bridport

Approximate Area = 2579 sq ft / 239.6 sq m

Outbuilding = 1453 sq ft / 135 sq m

Total = 4032 sq ft / 374.6 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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1129599



Bridport/SVA/18062025REV



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