

An aerial photograph of Cowleaze Farm in West Bay, Bridport, Dorset. The farm features a central cluster of buildings including a red-brick house with a chimney, several barns, and smaller outbuildings. A large, rectangular field with distinct diagonal mowing or plowing patterns occupies the lower-left foreground. To the right of the farm buildings is a row of young trees, some in bloom with pink and white flowers. A small pond is visible in the middle-right area. The farm is surrounded by lush green fields. In the background, a residential area with numerous houses is visible, followed by rolling green hills under a clear blue sky.

Symonds
& Sampson

Cowleaze Farm

West Bay, Bridport, Dorset

Cowleaze Farm

West Bay
Bridport
Dorset DT6 4HU

Detached three bedroom house set in 3.15 acres with views towards the sea and the surrounding countryside.



- Rare opportunity
- Set in a plot of 3.15 acres
- Flexible accommodation
- Wonderful far reaching views

Guide Price **£800,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This classic 1950s property was designed to take full advantage of the wonderful views over the land to the surrounding countryside and towards the coast at West Bay. The property has been well maintained over the years and sits in a plot of 3.15 acres, with a substantial barn, double garage and stables; a rare opportunity indeed.

ACCOMMODATION

The accommodation is arranged around a spacious hallway with the ground floor traditionally set up with the living room to one side and the dining room to the other. These reception rooms both have bay windows overlooking the land and Parana pine flooring which flows through the whole accommodation. The living room has a tiled fireplace, equipped with a wood burning stove. The kitchen is to the rear, with space for a dining table and an oil fired Aga to one side. There is a comprehensive range of floor and wall mounted units while to one side a door leads through to a useful utility/boot room. There is a bedroom to the ground floor with French doors onto the garden, and a shower room.

Upstairs are two double bedrooms, both enjoying elevated views with the principal bedroom facing south, taking in views towards the sea. These rooms are served by a spacious family bathroom which is fitted with a white suite comprising a bath, large walk-in shower, wc and sink.

OUTSIDE

The property is approached over a private driveway, with the main area of parking sitting behind, providing access to the double garage with power and light. Further parking is available on the entrance track into the fields. Immediately surrounding the property is a delightful garden, with areas of lawn with mature planted stone borders. Adjacent to the garden is a paddock with a large open fronted barn with an attached workshop. Below here is an orchard and a series of paddocks with stabling and separate gated access onto the driveway.





SERVICES

Mains water and electricity. Oil fired central heating.
Private drainage.
Broadband: Ultrafast broadband is available.
Mobile phone coverage: Network coverage is mostly good indoors and good outdoors. (<https://www.ofcom.org.uk>)
Dorset Council: 01305 251010
Council Tax band: E.

SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches.

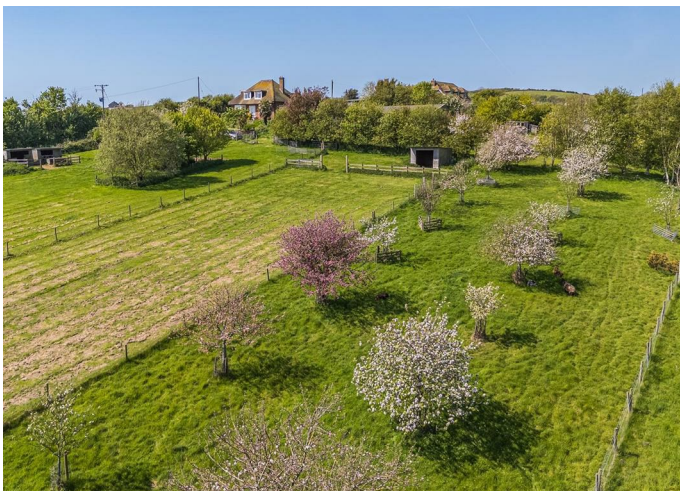
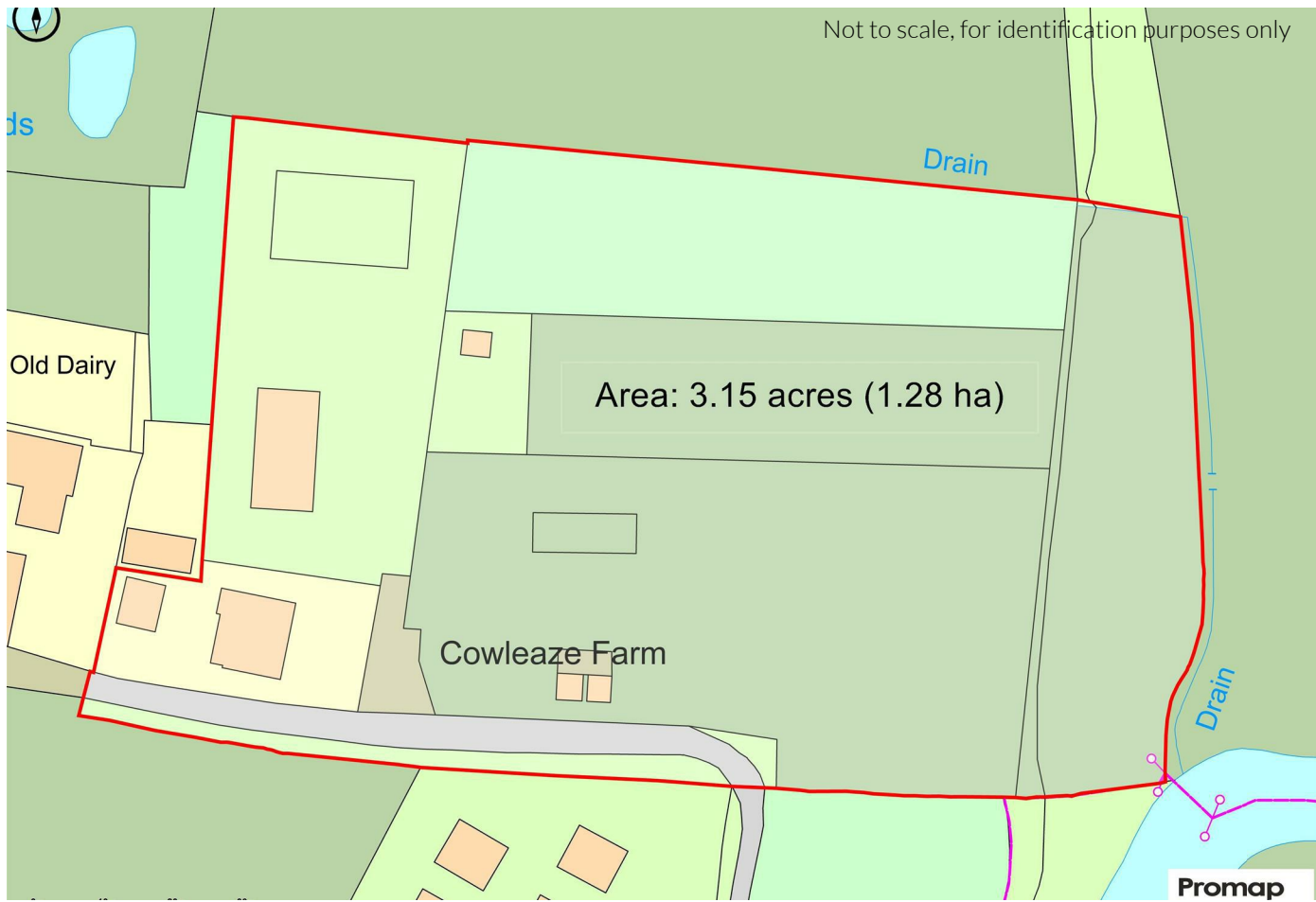
Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

MATERIAL INFORMATION

There is a public footpath along the boundary of the property which is separated from the land by a fence. Please see plan for details. The neighbour has a right of way over the driveway to access their property. On the East/bottom side of the holding, the fenced off section provides an agricultural right of way to the field beyond the ditch. It hasn't been used in many years. The paddocks are for agricultural use only.

DIRECTIONS

What3Words///replenish.reflector.shared

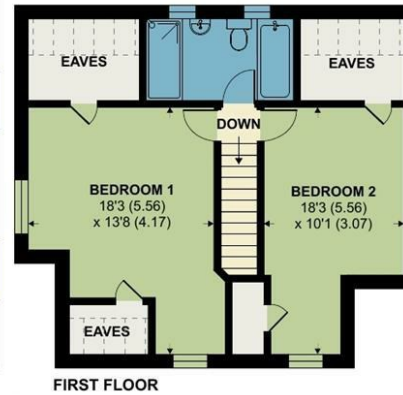
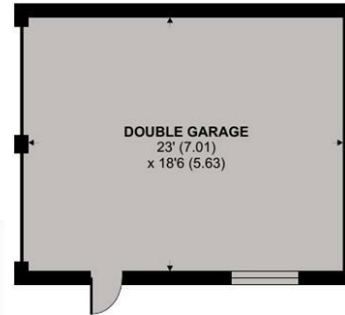
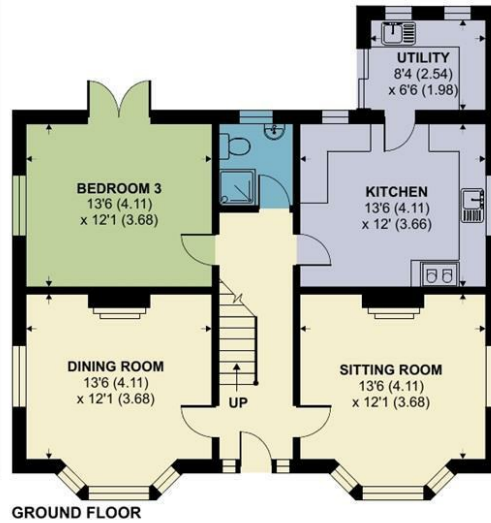
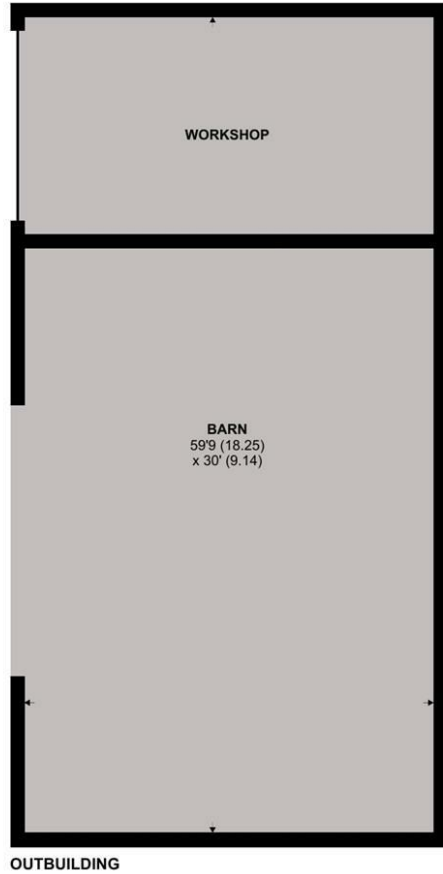


West Bay, Bridport

Approximate Area = 1501 sq ft / 139.4 sq m
 Limited Use Area(s) = 57 sq ft / 5.3 sq m
 Garage = 432 sq ft / 40.1 sq m
 Outbuilding = 1810 sq ft / 168.2 sq m
 Total = 3800 sq ft / 353 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: 1281413



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very energy inefficient - higher running costs			
England & Wales		77	43
		EU Directive 2002/91/EC	



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