



Fishpond, Bridport

Guide Price
£1,100,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Spacious detached four bedroom house in a wonderful rural location with outstanding country views.

**Fishpond,
Bridport,
DT6 6NW**

- Wonderful rural location
 - 4 bedrooms
- Outstanding countryside views
- Double garage and parking
 - No near neighbours

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

The property was built in 1989 to take full advantage of its elevated position at the west end of the Marshwood Vale. Not only does its position command lovely rural views it is unusual in that it has no near neighbours and it adjoins open countryside on all sides. Add a spacious house with a series of beautifully proportioned rooms, the beach & local shops just a 15 minute drive away and some of the best walking to be had in West Dorset and The Old Forge really is a unique proposition.

The scene is set, on entering the house with a lovely galleried hallway and an equally light and spacious landing above from which all the accommodation is accessed. The daytime hub of the house is the kitchen, that flows through to the garden room with picture windows on three sides that take in the lovely views. The kitchen has

been equipped in some style with a comprehensive range of floor and wall mounted units and cupboards with an island unit to the centre complete with breakfast bar and an oil fired aga as its focal point. Double doors lead through to the garden room that has two doors out into the gardens, further blurring the divide between the inside and outside living spaces during the summer months. The drawing room is a good square room and a centered around the fireplace equipped with a woodburning stove to one side and double doors to the other that give access to the southerly side gardens. In addition, off the hallway, there is a useful utility room and a cloakroom while across the archway from the front door there is a separate study/office.

Upstairs there are four good bedrooms the principle of which mirrors the drawing room below with windows on

two sides taking in the views with an extensive range of built-in wardrobes along one wall and door to one corner through to an ensuite shower room. Two of the bedrooms share a bathroom equipped with a shower and a bath while across the archway there is a landing with huge picture windows that makes a lovely sitting space and gives access to the third bedroom that has an ensuite shower room. It has been suggested that subject to obtaining the necessary planning consents an annex could be created combining the study/office below and the bedroom above.

The property has oil fired central heating with underfloor heating in part of the kitchen and all of the garden room, double glazing and 10 photo voltaic cells.





Outside

To the front of the property, a pillar flanked gated entrance gives way to an area of driveway which provides visitor parking with double doors under the archway giving way to the second more substantial area of parking, that leads up to the garages which are currently divided into two single garages, each with a roller blind door, light and power. Beside the garage, there is a walled utility area complete with a wood shed. On the southerly side of the property, there is an attractive paved terrace with pergola that makes an ideal entertaining area during the summer months looking out over the formal gardens, there are areas of the herbaceous and shrub planting and are for the most part laid to lawn becoming more informal further away from the house. To one corner there is an orchard area, a useful garden shed and a burning area, while on the other side of the house, the gardens are for the most part laid to lawn edged by mature hedges.

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 with a history of rope making and is now 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 catering for a range of tastes. There are excellent arts and music events and the famous "hat festival". 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 at Axminster, Crewkerne, Maiden Newton and Dorchester.

Services

Mains electricity. Private borehole water. Private drainage with a treatment plant. 10 Photo Voltaic Cells.

Broadband speed: Ultrafast broadband is available.
Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority

Dorset Council: 01305 251010
Council Tax Band: G
EPC: D

Agent Notes

It should be noted, there is a restricted covenant preventing a caravan from being parked on the land.

The Old Forge, Fishpond, Bridport

Approximate Area = 2601 sq ft / 241.6 sq m

Garages = 449 sq ft / 41.7 sq m

Outbuilding = 238 sq ft / 22.1 sq m

Total = 3288 sq ft / 305.4 sq m

For identification only - Not to scale



Denotes restricted head height

Directions

From Raymond's Hill take the B3165, continue for 2.7 miles, beyond Blackpool corner and take the next right hand turn, identified by some white gates, signposted 'Wotton Fitzpaine'. Follow the road through Charmouth forest for 0.7 miles, take the next major left into Grandfathers Knap signposted 'Fishponds'. Proceed for approximately a third of a mile and the property will be found on the right hand side identified by a For Sale board. What3Words///seriously.stray.portfolio

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		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1090887



Bridport/SVA/Rev040724



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

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

