



Cutty Stubbs Farm

Whitchurch Canonorum, Bridport, West Dorset

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Whitchurch Canonorum, Bridport,
West Dorset DT6 6RL

A charming, newly restored period farmhouse in the Marshwood Vale, close to Bridport and the coast, with a range of versatile farm buildings with potential (STPP) and 10.28 acres of level pastureland.



10.28 acres (4.16 ha)

- Unlisted period 3/4 bedroom farmhouse
- Rural setting close to Bridport & the coast
- Potential to extend the accommodation
 - No forward chain
 - Range of adaptable Farmbuildings
 - Level enclosed garden
- Ideal small holding or equestrian property
- 10.28 acres (4.16 ha) of level pastureland

Guide price £1,200,000
Freehold

For Sale by Private Treaty

Axminster
01297 33122

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SITUATION

Cutty Stubbs Farm is located in the Marshwood Vale, part of the Dorset National Landscape (AONB), close to the village of Whitchurch Canonorum and the coast at Charmouth. Whitchurch Canonorum is a popular village with an inn, village hall and ancient church. The historic Shave Cross Inn is a 25 minute walk away over the fields. The nearby bustling Georgian market town of Bridport (5 miles) offers a variety of independent shops, supermarkets, restaurants and annual literary festival. The UNESCO Jurassic World Heritage coastline is easily accessible at Charmouth (3 miles) or Lyme Regis (6 miles). Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne Mainline rail connections to London Waterloo are available from Axminster or Crewkerne.

THE PROPERTY

This attractive unlisted period farmhouse has mellow brick elevations with some local stone under a slate roof. Previously Cutty Stubbs Farm was in the ownership of one family over many generations, the current owners have carried out a sympathetic restoration to create a welcoming and light-filled home, whilst retaining its considerable original charm. The house offers well-proportioned rooms with original features such as inglenooks, a bread oven and exposed beams. At the heart of the home is the kitchen/dining room featuring a country style kitchen with an Aga, Belfast Sink and exposed brickwork. The dual aspect sitting room features a cosy woodburner and the family room beyond could also provide a study or extra bedroom. Upstairs the accommodation features three bedrooms and a family bathroom. The adjoining two storey former workshop at the end of the house now offers the potential to extend the living accommodation if required. This versatile property will appeal to a range of lifestyle interests, whether as a small holding, equestrian property or rural retreat.

Please see floorplan for accommodation and measurements.





OUTSIDE

The farmstead is accessed from the lane through double estate gates leading to the yard with ample parking space and access to the buildings and land beyond. In front of the farmhouse, bounded by estate fencing and a stone wall, is a level garden mainly laid to lawn.

FARM BUILDINGS

At the rear of the farmhouse set around concrete yards the farm buildings comprise:

1. Cattle Barn - timber & GI clad (21.58m x 5.14m)
2. Cowstall - brick built with GI roof (30.38m x 5.41m)
3. Cubicle Shed - steel framed (12.61 x 8.72) with lean to

(9.44m x 6.38m)

4. Dutch Barn - steel framed and GI clad (13.86m x 6.38m)
 5. Dutch Barn - steel framed with lean to (9.10m x 6.15m)
 6. Dutch Fodder Barn - steel framed (20.70m x 8.80m)
- In the former orchard are two dilapidated timber poultry houses and in the field:-
7. Machinery Shed - timber & GI clad (9.23m x 5.68m)

THE LAND

To the north of the farmstead is an attractive level pasture field. The land is bounded with hedges and mature trees. To the east of the farmstead adjacent to the lane is the former orchard. In all 10.28 acres (4.16 ha).







SERVICES

Main water. Main electric. Private drainage. Broadband: Standard available. Mobile Network Coverage: Likely outside. Limited inside. Source:Ofcome.org.uk

MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations
2. Cutty Stubbs Farm is situated in Flood Zone 1, an area with a low probability of flooding.
3. A footpath passes through the farmyard behind the farmhouse.

TENURE

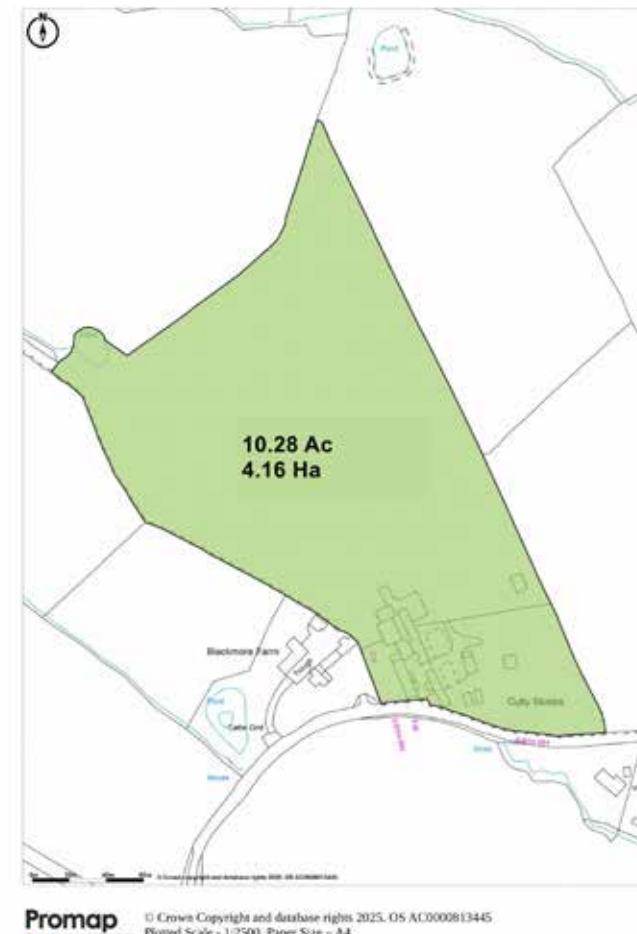
Freehold with vacant possession upon completion.

SPORTING

All rights owned and included in the sale. Racing at Taunton or Wincanton. Golf at Bridport. Sailing on the coast at West Bay or Lyme Regis.

LOCAL AUTHORITY

West Dorset District Council Tel 01305 251010 Council Tax Band D



DESIGNATIONS

Cutty Stubbs Farm is located in the Dorset National Landscape. The farm is not located in the Nitrate Vulnerable Zone (NVZ) and has no Sites of Special Scientific Interest (SSSI).

DIRECTIONS

What3words ///jammy.messaging.think

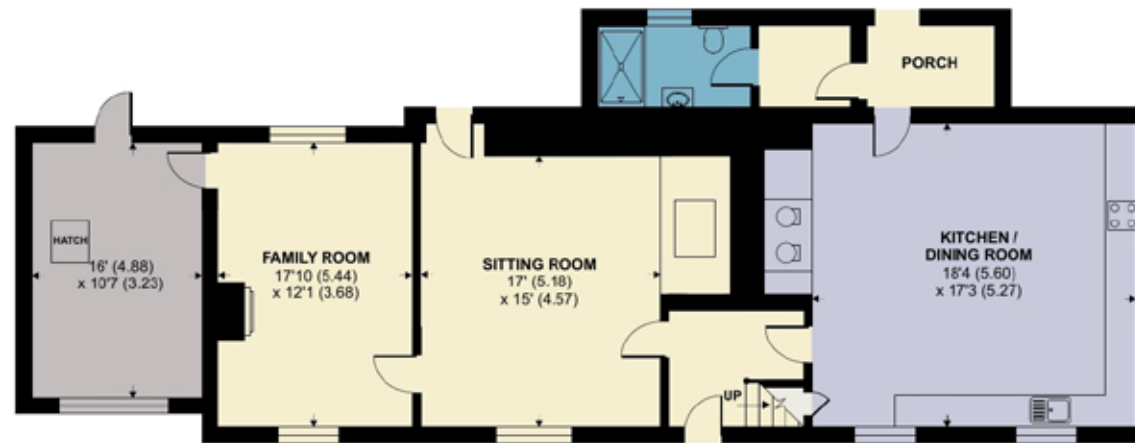
VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

Cutty Stubbs Farm, Whitchurch Canonorum, Bridport

Approximate Area = 2374 sq ft / 220.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1234567



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

AX/ACG/0425



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