

Marshwood Manor, Bettiscombe, Dorset





A charming Manor House in the heart of Marshwood Vale, with extensive ancillary accommodation and outbuildings.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Dining room | Drawing room | Inner hall | Secondary kitchen | Sitting room | Garden room
Cloakroom | Utility | Cellars

Five bedrooms with en suite facilities | Three further bedrooms | Two further bathrooms

Extensive unconverted attic space

Five cottages arranged around an attractive courtyard

Bar/games room | Party barn with large glass covered terrace

Modern agricultural barns

Gardens and grounds | Woodland

In all approximately 10.86 acres

Distances

Bridport 7 miles, Axminster 8 miles (London Waterloo 2 hours 41 minutes), Lyme Regis 10 miles
(All distances and times are approximate)



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Situation

Marshwood Manor is positioned at the end of a long drive in the heart of the beautiful and unspoilt Marshwood Vale in West Dorset. There are outstanding views from the property over the surrounding fields and rolling hills, and the location perfectly combines tranquillity and convenience, thanks to nearby amenities in the village of Marshwood which has a primary school, shop, and church.

Bridport is about 7 miles away and offers a wider range of shopping and recreational facilities. The world-famous Jurassic Coast is about five miles away and the pretty seaside town of Lyme Regis, with a sandy and shingle beach is about 7 miles away. This part of the coast boasts breath-taking scenery and a fascinating history as well as a number of pubs, restaurants and cafes. There are various opportunities for water sports, sailing and sea fishing as well as some spectacular walks along the South West coast path.

The surrounding area is well known for the quality of its schooling, with a selection of well-regarded independent schools including the Sherborne schools, Leweston, Canford, Milfield and King's Bruton. Over the border into Devon and Somerset are Blundell's in Tiverton, Exeter School, the Taunton schools and Perrott Hill.



Communication links are excellent with the A303 about 14 miles away. The M5 motorway can be accessed in Taunton to the north or Exeter to the south. Rail services operate from Axminster direct to London Waterloo taking from 2 hours 41 minutes. There are also trains from Exeter St David's and Taunton to London Paddington. Exeter airport provides a number of domestic and international flights.

Marshwood Manor

This delightful country residence dates from the 19th century with later additions. The house is approached via a long drive, with the attractive brick elevations creating a wonderful first impression. Internally, the house offers proportions typical of its era, with high ceilings and elegant reception rooms.

A central entrance hall with fireplace leads to the principal rooms of the house all of which are presented to an exceptional standard. The kitchen/breakfast room looks out over the gardens and fields beyond, and features an AGA, parquet flooring and space for a large table, ideal for informal family dining. Next to the kitchen is the dining room, also with views over the surrounding farmland and doors out to the garden, and beyond this is the exceptional drawing room with a double aspect and French doors leading out to a stone terrace.



To the rear of the house is the secondary kitchen, ideal for food preparation for those who enjoy entertaining as well as further practical elements including a boot room, utility, and access to the extensive cellars. There is scope to further enhance the ground floor, with a rear hall leading to a further large reception room with French doors leading to the walled garden. A library/study is also situated in the part of the house, ideal for those who need to work from home.



The elegant proportions continue to the first floor where there are a total of eight generous bedrooms, five of which have en suite facilities and there are a further two beautifully presented bathrooms.

There is extensive unconverted attic space, offering potential for conversion into additional accommodation subject to the necessary planning consents.

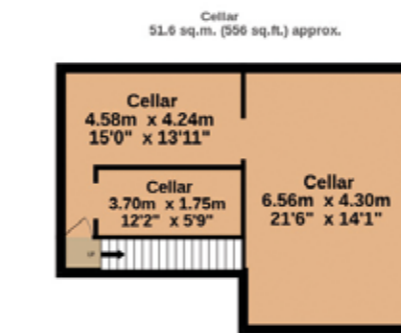
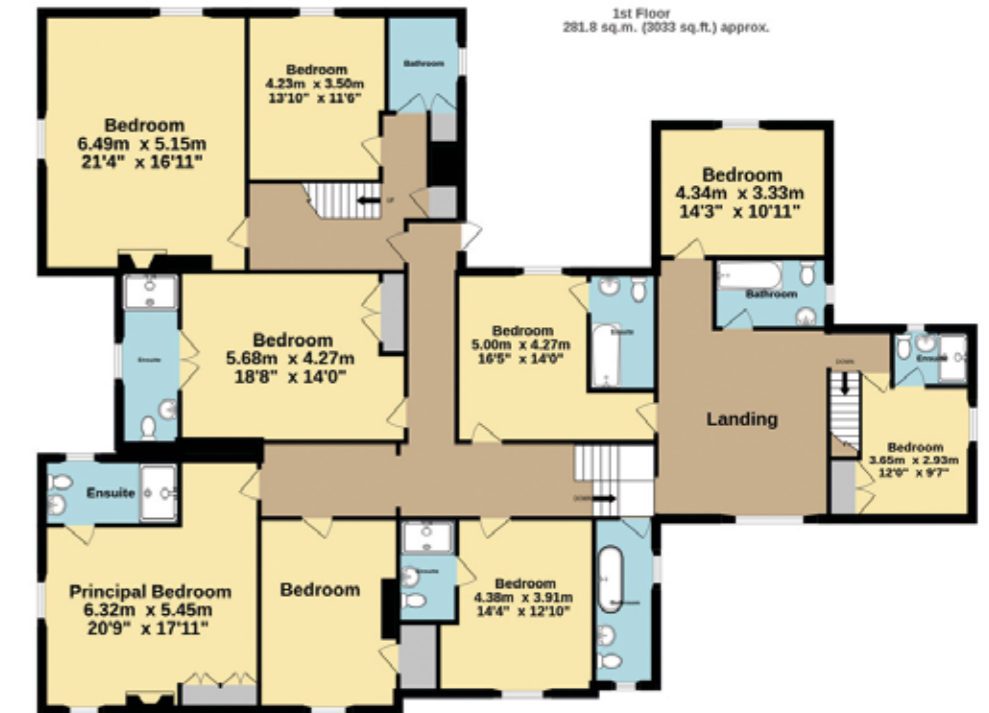
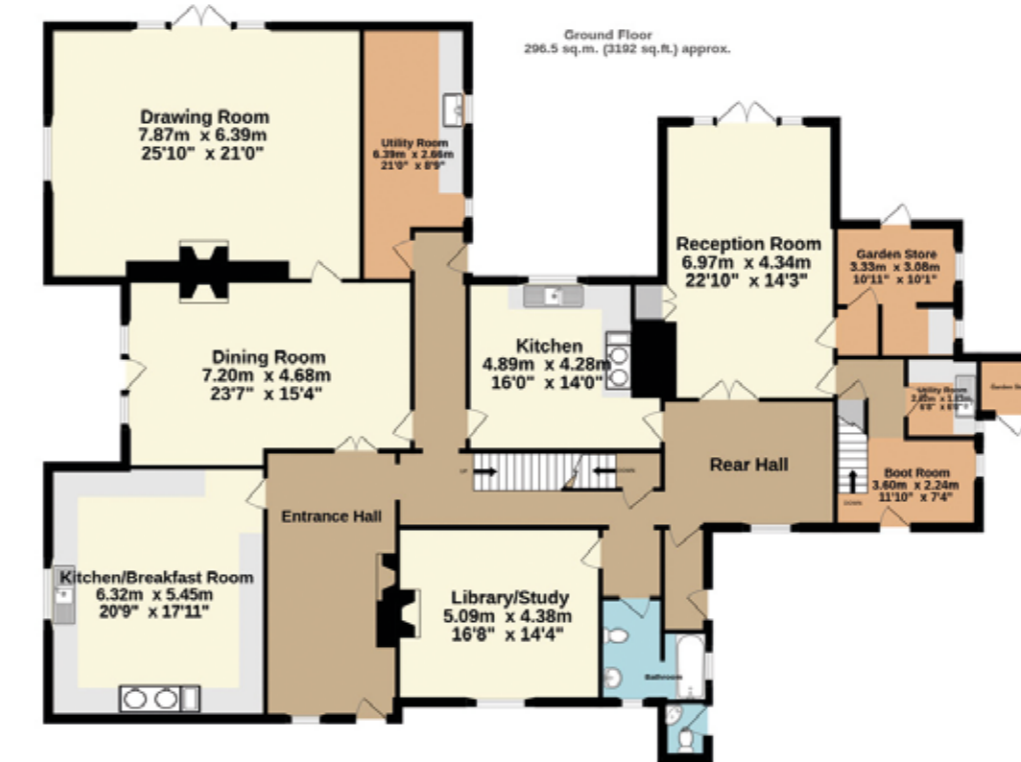


Marshwood Manor

Approximate Gross Internal Floor Area
665.8 sq m (7167 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



The Cottages

Approximate Gross Internal Floor Area
682.5 sq m (7346 sq ft)

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The Cottages

The five cottages have been meticulously refurbished and interior designed, offering superb holiday letting accommodation. They have been created from the former farm buildings that sit around a stunning courtyard. The cottages range from 4 bedrooms to 2 bedrooms.

Gardens and grounds and outbuildings

On one side of the courtyard and attached to the cottages is a further outbuilding containing a bar/games room next to which is a fantastic party barn with glass doors leading out to a covered terrace with views over the paddocks and woodland.

Behind the party barn and bar/games room are two large agricultural barn with plenty of useful storage space.

The house is surrounded by established gardens, including large swathes of lawn, entertaining terraces as well as a walled garden and orchard. Beyond the gardens are two paddocks, leading to the picturesque area of woodland with pathways leading through it.

Agent's note

There are two public foot paths located on the property, which are marked on the boundary plan. The driveway is owned by Marshwood Manor, with Oakwood Farm and Wood House both having a right of access to their properties.

Property information

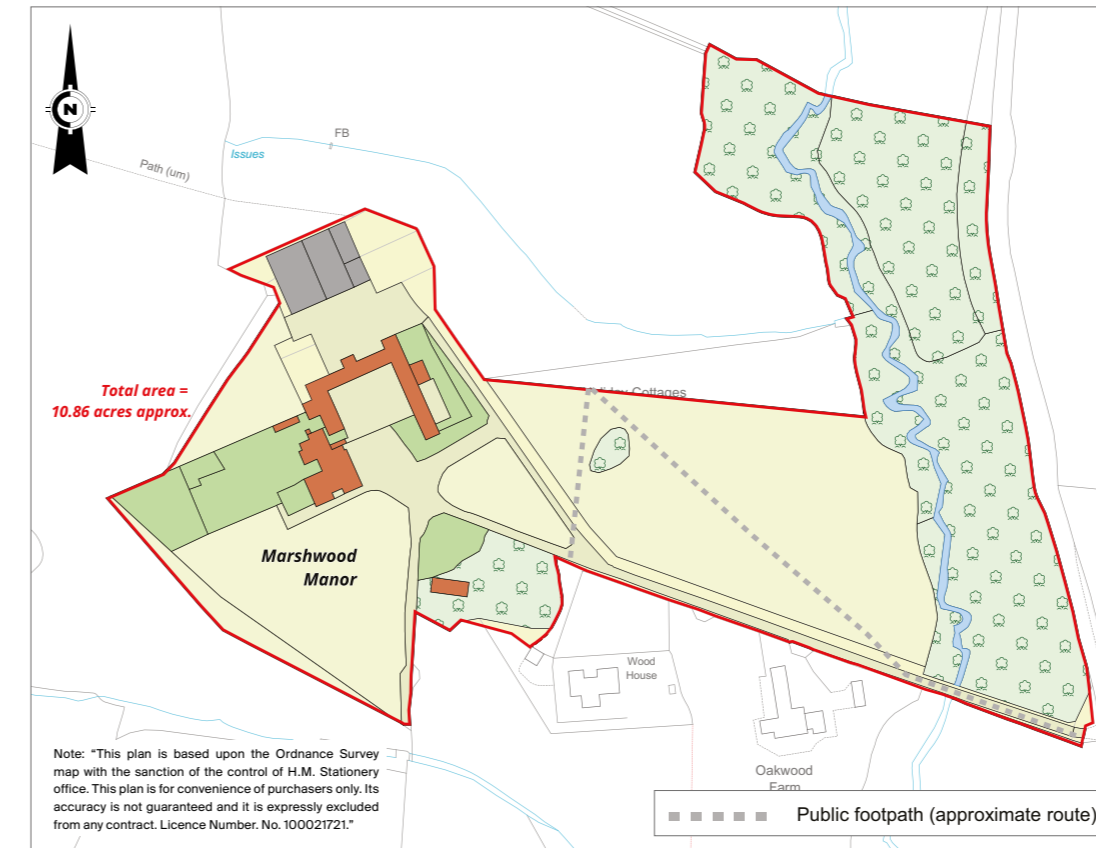
Tenure: Freehold

Local Authority: West Dorset District Council

Council Tax: Band G

EPC Ratings: Marshwood Manor: G

Cottage EPCs available on request



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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