

Barton Olivers

Burton Bradstock, Dorset





An iconic coastal home with dramatic sea views, direct beach access and exciting scope for transformation

Direct access to Hive Beach, Burton Bradstock 0.5 mile, Bridport 3.4 miles, Dorchester 15.6 miles
(All distances are approximate)

		
5	6	4

Summary of accommodation

Main House

Reception hall | Library | Summer sitting room | Sitting room | Study | Open-plan kitchen/dining room with seating area | Utility/laundry room | Cloakroom
Indoor swimming pool (currently unused) | Five double bedrooms (four en suite) | Additional bathroom | Kitchenette | Balcony

Outbuildings

Garage with home office above | Three stables | Beach hut | Summer deck | Field shelter

Gardens and Grounds

Front and rear landscaped gardens | Walled garden | Lawns | Coastal terrace | Paddock and enclosed field

In all about 2.96 acres



Barton Olivers

Barton Olivers is an exceptional Victorian villa, occupying an elevated and commanding position on Dorset’s iconic Jurassic Coast. With panoramic, uninterrupted sea views stretching from Golden Cap across Lyme Bay to Portland, this elegant family home is among the most remarkable private residences on the South West coastline.

Built in 1880 and forming one of a handsome pair, the house was originally part of the Pitt-Rivers Estate. In more recent years, it has been subject to a significant architectural re-imagining and sensitive updates, with exciting, plans to further enhance and reconfigure the property into a truly world-class waterfront home.

Set within beautifully landscaped grounds extending to just under three acres, the house presents a striking façade of white-painted elevations under a slate roof. The interior space extends to approximately 7,438 sq ft and is arranged over three floors.

Rooms are designed to take full advantage of the breathtaking coastal outlook, with almost every principal space benefitting from direct views across the sea.



The property opens into a generous reception hall featuring ornate Victorian tiling and original detailing. To one side is a large library with bespoke cabinetry, while the cosy sitting room and separate study provide quiet retreats, ideal for reading, working, or reflection.

The heart of the house is the open-plan kitchen and dining space. Generously proportioned, this area includes a separate seating zone area with gas fireplace stove and direct access to the terrace. Designed for entertaining, the room offers ample natural light and a seamless indoor-outdoor connection. The adjacent utility and laundry rooms provide practical family living.

A second living space – the summer sitting room – runs the full length of the south side of the house, enjoying glorious views and doors that open onto the terrace.

On the first floor are four double bedrooms, including two generous principal suites that open onto a spacious sea-facing balcony – the perfect vantage point for sunrise or storm-watching. Each suite benefits from its own en suite bathroom. A further two double bedrooms on this floor are also en suite. The second floor hosts a fifth guest bedroom, bathroom, and a kitchenette, making it ideal for longer stays or additional privacy.

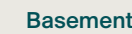
An indoor swimming pool lies within the eastern wing of the house. Currently unused, its removal is proposed as part of the reconfiguration works to create a flow-through connection between the front and rear gardens.



Approximate Gross Internal Floor Area
7438 sq ft - 691 sq m



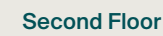
First Floor



Basement



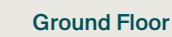
Outbuildings



Guest Flat Ground Floor



Guest Flat First Floor



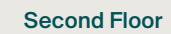
Ground Floor



Outbuilding



First Floor



Second Floor

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

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.

Gardens and Grounds

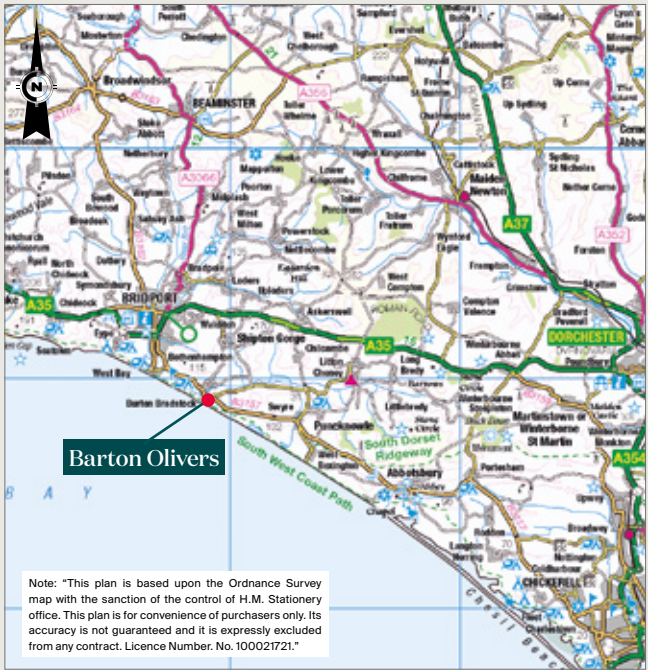
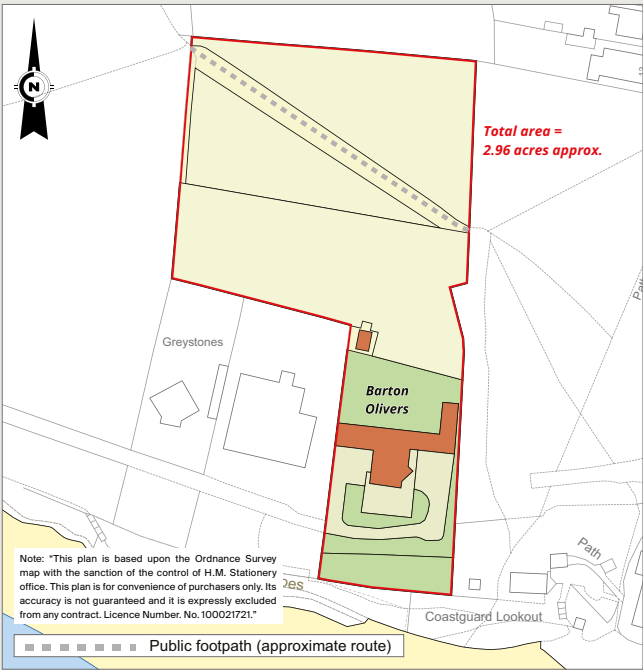
The setting of Barton Olivers is extraordinary. From the moment the electric gates open onto the sweeping driveway, the house reveals itself framed by manicured lawns and mature planting. The front gardens and sun terrace command uninterrupted sea views — a rare combination of privacy and drama.

To the south, steps lead to the “Beach Garden” — a private and thoughtfully landscaped haven of coastal planting, a timber sun deck, and a charming beach hut. From here, a gate opens directly onto the South West Coast Path, granting access to the beach below.

To the rear, a walled garden provides a more intimate, structured space with raised beds, gravel paths, and stone terraces — ideal for kitchen gardening or morning coffee in the sun. Beyond this, a paddock and an enclosed field open out over the Bride Valley, enclosed by traditional hedging and stone walls. Single-storey outbuildings and stabling complete the setting, offering excellent potential for equestrian or ancillary use.

An attached double garage with integral access includes an office space above.

The proposed plans include transforming the outbuildings to create an open double car port with attached guest flat. as well as a games room, gym and shower room in place of the existing stable block.



Property Information

Services
All mains services are connected.

Tenure
Freehold

Local Authority
West Dorset District Council

Council Tax
Band G

EPC Rating
F

Directions
Postcode: DT6 4RB
What3words: ///gasp.points.undercuts

Viewings
Viewing is strictly by appointment through Knight Frank.

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