



Shedrick Cottage





# Shedrick Cottage

Shedrick Hill, Forde Abbey, Dorset TA20 4LY

Winsham and Thorncombe 2 miles. Lyme Regis 11 miles.

A charming detached period cottage together with a detached holiday letting cottage/annexe in a wonderful country setting.

- Classic period cottage
- 3 Double bedrooms
- 2 Reception rooms plus bespoke bar
- Boutique style holiday letting business
- Beautiful peaceful country location
- Holiday letting cottage/annexe
- 2 Bathrooms (1 en-suite)
- Well appointed and numerous character features
- Lovely gardens adjoining fields
- Freehold. Council Tax Band F.

Guide Price £725,000

## THE PROPERTY

Shedrick Cottage is a classic detached period cottage together with a detached holiday letting cottage/annexe (known as Drovers Run) in a wonderful country location on the Forde Abbey Estate.

Shedrick Cottage is believed to date back to the 1700s and originally a worker's cottage for Forde Abbey Estate. It is listed grade 2, of architectural or historic importance, and has natural stone elevations and a predominantly thatched roof together with roofing tiles. Drovers Run is of modern construction with redwood cladded, concrete block under a tiled roof.

Under the current ownership since 2019 Shedrick Cottage has been subject to extensive and sympathetic refurbishment to a very high standard and Drovers Run has been converted to create an impressive boutique style holiday let (although equally ideal as an annexe for a dependant relative, working from home or long term let, subject to any necessary consents).

Shedrick Cottage was rethatched in 2020. The many excellent features include LPG central heating, security alarm system, part double glazing, quality well equipped kitchen with quartz worktops, Neff twin electric ovens (one combi-microwave), electric induction hob, integrated 50/50 fridge/freezer, integrated dishwasher and integrated washer/drier, upgraded new bathroom with twin basins and mains shower, pressurised hot water system and a period style en-suite shower room suite.

The accommodation is good sized and very well presented with numerous character features, typical of its age and type, including exposed ceiling beams, large stone inglenook fireplace with wood burner and cottage doors. A further unusual feature is a bespoke bar. There are lovely views over the adjoining fields down to the river and surrounding countryside.





Drovers Run is, again, very well appointed with features including electric heating (water filled radiators), modern well equipped kitchen with Bosch electric oven, electric induction hob, integrated Beko washing machine, integrated Bosch slimline dishwasher and integrated Hotpoint fridge, attractive shower room fittings and wood burner to the living room.

## ACCOMMODATION

See floorplans

## HOLIDAY LETTING BUSINESS

Drovers Run has been operating as a very successful holiday letting business since 2021, producing excellent income. It is let through Dorset Hideaways. Available as a going concern with contents by separate negotiation. Alternatively, vacant possession available.

## OUTSIDE

The land is in two parts with Shedrick Cottage and Drovers Run on the opposite side of the small lane from each other.

There is adjoining off-road parking with a brick paved area for parking for three cars. The cottage stands elevated, enjoying lovely views with front and rear gardens together with paved terracing, stone seating and table area, enjoying lovely country views and afternoon/evening sun. Within the front garden are raised beds and adjoining the cottage useful outside stores. The gardens also feature stone and flint walls plus railings.

On the opposite side of the lane there is additional off-road parking in front of the holiday let and additional stock-proofed lawned garden with shed and brick pumphouse.

Drovers Run has its own private lawned garden with timber decking.

## SITUATION

Shedrick Cottage and Drovers Run enjoy a wonderful country location on the Forde Abbey Estate and on the Dorset/Somerset and Devon borders. It sits amongst some of the country's most attractive rolling countryside. The immediate locality is designated as one of outstanding natural beauty (AONB) and there are numerous lovely walking opportunities.

Although tucked away, it is far from isolated, being within only a few miles from the villages of Winsham and Thorncombe, both of which offer good amenities including a community shop in both villages, churches and schools, village halls and public house (Winsham). Within walking distance is a public house in the hamlet of Lamore. The larger towns of Chard, Crewkerne and Axminster are also within easy driving distance (the latter two have mainline London rail services). Yeovil, Beaminster, Bridport, Lyme Regis and the beautiful World Heritage Jurassic Coast are all within about 30 minutes' drive. Forde Abbey House and Gardens are within about 30 minutes' walk.

## SERVICES

Mains electricity - separate supply to cottage and holiday let. Private water (upgraded under current ownership). Private drainage systems (both upgraded in 2021). LPG central heating (Shedrick Cottage). Electric radiator heating (Drovers Run).

## VIEWINGS

Strictly by appointment with Stags Bridport (Drovers Run subject to holiday bookings).

## DIRECTIONS

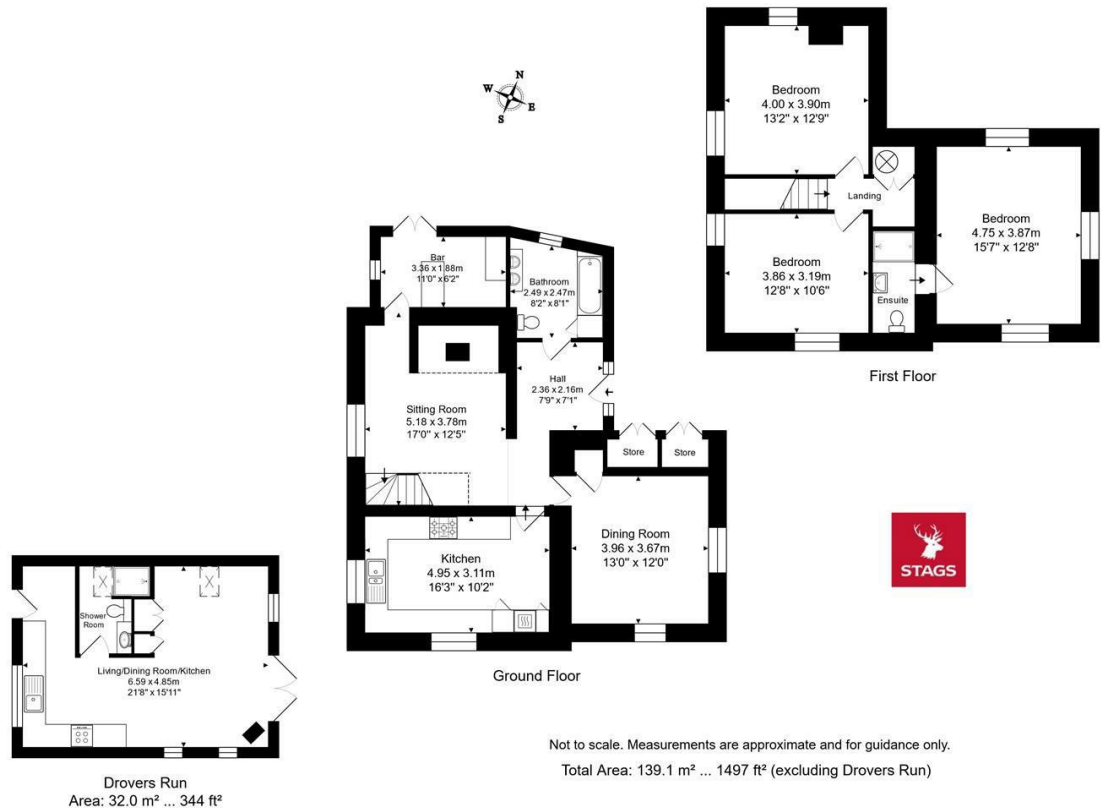
From Bridport proceed to Broadwindsor go through the village and follow the B3162 to Drimpton. Go though Drimpton, remaining on the B3162 toward Winsham. At the crossroads, cross over the B3165, keeping on the B3162. Pass the Squirrel Inn on your left and then after about 500 yards, turn down Shedrick Hill, signposted to Forde Abbey (opposite the sign for Magdalen Farm), and Shedrick Cottage will be on your right after 200 yards.

## AGENTS NOTE

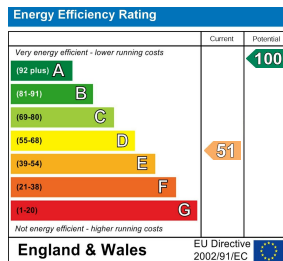
The Property is within the county of Dorset although has a Somerset postal address (TA20 4LY).

See website for many additional photographs.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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