



Old Sandpitts House,











# Old Sandpitts House,

Broadwindsor, Beaminster, Dorset, DT8 3RS

Beaminster 4 miles. Crewkerne 4 miles. Bridport 8 miles.

A fine historic country house within stunning grounds occupying a beautiful secluded country setting

- Historic country house
- 7 Bedrooms
- 4 Reception rooms
- Leisure complex/indoor swimming pool
- In all about 10 acres
- Beautiful country location
- 4 Bathrooms
- 4 Car garage
- Beautiful grounds with lakes
- Freehold. Council Tax Band H



Guide Price £1,850,000

## Stags Bridport

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@StagsProperty



## THE PROPERTY

Old Sandpitts House is a handsome, historic, country house with stunning gardens and grounds featuring spring-fed lakes, occupying a beautiful, peaceful country location. The house dates back to the 15th century and English Heritage states it was an open hall originally, then altered and extended over the centuries. It is listed grade 2\* (particularly important buildings of more than special interest). The property has classic elevations of natural stone under a thatched roof.

Within the last 30 years or so, the house has been subject to extensive refurbishment, undertaken with great sensitivity. A significant recent improvement was the rethatching of the main house, carried out some 4 years ago. The house contains many fine character features, typical of its type and period, including stonework, stone floors, timber joinery, open fireplaces including inglenooks and stone mullion windows.

It is a most comfortable and well laid-out family house, ideal for entertaining and every room has a wonderful view.

The very generous and extensive accommodation, of about 6,500sqft, extends to:

Ground floor - Reception hall, sitting room, lounge, study/library, dining room, rear hall, cloakroom, kitchen, utility room, boot room and WC

First floor - 7 Bedrooms, en-suite shower room, 2 further bathrooms and shower room.

Linked to the house is the indoor 40ft heated swimming pool and leisure facility, probably one of the best of its kind in West Dorset.







## OUTSIDE

The house is well set back and approached through a remote control 5-bar gate onto a sweeping driveway with large pond.

Extensive range of outbuildings – 4 car garage with playroom and decking over and gym/studio.

Substantial leisure building – Indoor swimming pool with changing room and gym/games deck and linked outdoor decking.

The wonderful grounds are particularly striking with sweeping lawns that run down to a series of spring-fed lakes, which can be fished and are a haven for wildlife. Orchard and vegetable garden.

## SITUATION

Sandpits is an ancient hamlet, midway between the villages of Broadwindsor and Drimpton. It is set in rolling Dorset countryside and within an Area of Outstanding Natural Beauty (AONB), where mixed farming predominates. Broadwindsor offers good facilities including a well renowned craft centre, community shop, pub, church, village hall and primary school. Drimpton also has a public house and village hall. The nearby towns offer a wide range of shops and local facilities. There is a mainline rail service to London Waterloo (approx 2.5 hr journey) at Crewkerne only a few minutes drive away. There are a number of highly regarded state and independent schools within a 20 mile radius, the beautiful Jurassic Coast and the seaside resorts of West Bay and Lyme Regis are within some 20 minutes' drive.

## SERVICES

Mains water and electricity. Oil-fired central heating. Septic tank drainage.

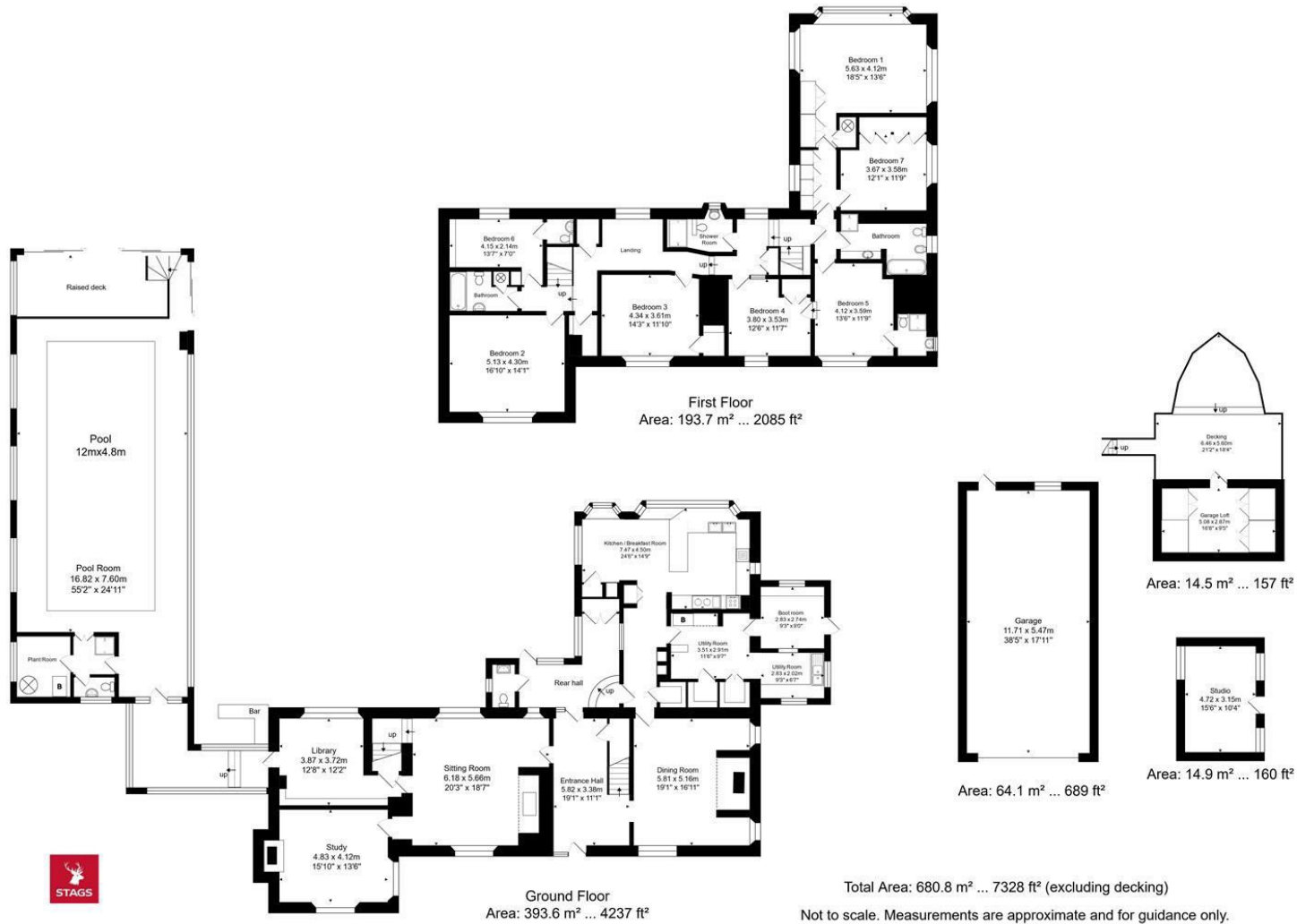
## VIEWINGS

Strictly by appointment through the sole agent Stags.

## DIRECTIONS

From Bridport follow the A366 to Beaminster. Continue on this road through The Square and turn left at the roundabout towards Broadwindsor. Once in the village follow the one way system and by the White Lion pub continue straight ahead, signed Drimpton. On leaving Broadwindsor village Old Sandpitts House is found on the right after about 1.2 miles.





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.







