



Court House



Court House

Whitchurch Canonorum, Dorset DT6 6RF

Bridport 5.5 miles. Charmouth 3 miles. Lyme Regis 6 miles.

A charming detached former farmhouse with extensive gardens and paddock, in a delightful peaceful village setting

- Classic period farmhouse
- 4 Bedrooms, 3 bathrooms (2 en-suite)
- Kitchen/breakfast room with Aga, utility
- Delightful gardens and paddock
- Picturesque village close to coast
- Spacious 2300 sqft
- 3 Reception rooms
- Double carport, garden room and workshop/store
- In all about 1.8 acres
- Freehold. Council Tax Band F

Guide Price £950,000

THE PROPERTY

Court House is a charming detached former farmhouse offering excellent character accommodation and extensive gardens and grounds, in a picturesque delightful village setting. It is understood to date back to 1642 and is listed grade 2, of architectural or historic importance, being built of brick, stone and flint under a predominantly thatched roof.

Under the current ownership since 2011, an extensive number of improvements have been carried out including total rethatching, although there is excellent potential for further upgrading. The accommodation is well proportioned and offers a host of character features, typical of its period, including exposed beams, window seats, flagstone flooring, inglenook fireplace and cottage doors. There are extensive country views over the surrounding countryside to include Pilsdon and Lamberts Castle.

On the ground floor there is a reception hall, living room with fireplace, dining room with inglenook fireplace incorporating wood burner, study/living room with secondary stairs, rear hall, utility/boot room, cloakroom, kitchen/breakfast room with oak fronted fitted units, electric double oven LPG gas hob and electric Aga, rear porch.

On the first floor, landing, principal bedroom with en-suite shower room, secondary bedroom with en-suite shower/hip bath, two further bedrooms, bathroom.



OUTSIDE

Court House enjoys extensive gardens and grounds backing onto fields and enjoying the wonderful far-reaching country views.

An ornate metal gate on brick piers lead onto a driveway with detached double carport, rear studio/garden room and adjoining store/workshop.

The property is set back and well screened from the village lane, with attractive front gardens behind yew hedging, lawn, well stocked flower/shrub beds and specimen trees. The rear garden is down to lawn interspersed with a wide variety of trees, wild flower area and tractor shed. There is also a separate vegetable garden with eight raised beds and greenhouse. Beyond the rear garden is a large stockproof fenced paddock down to grass, including a light wooded/orchard area.

The paddock has separate vehicular access from the village lane.

SITUATION

Court House occupies a delightful location within a Conservation Area, in the peaceful and pretty village of Whitchurch Canonikorum, which lies on the southern side of the beautiful Marshwood Vale. It has a thriving community and facilities include a church, public house and a village hall. The surrounding countryside is designated as an Area of Outstanding Natural Beauty (AONB). The stunning World Heritage Coast and Golden Cap Estate are both within only a few miles.

The thriving market town of Bridport, delightful coastal village of Charmouth and the historic coastal town of Lyme Regis, are all within easy reach.

The village has a preschool and there are excellent primary and secondary schools very nearby including Colyton Grammar School.

SERVICES

Mains electricity and water. Oil-fired central heating. Private sewage plant system (only installed in 2021).

Broadband - Standard up to 14Mbps and Superfast up to 80Mbps.

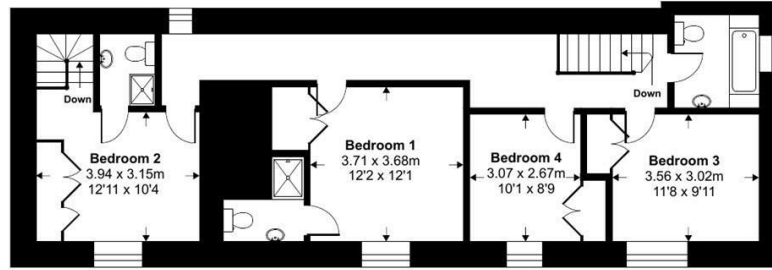
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

DIRECTIONS

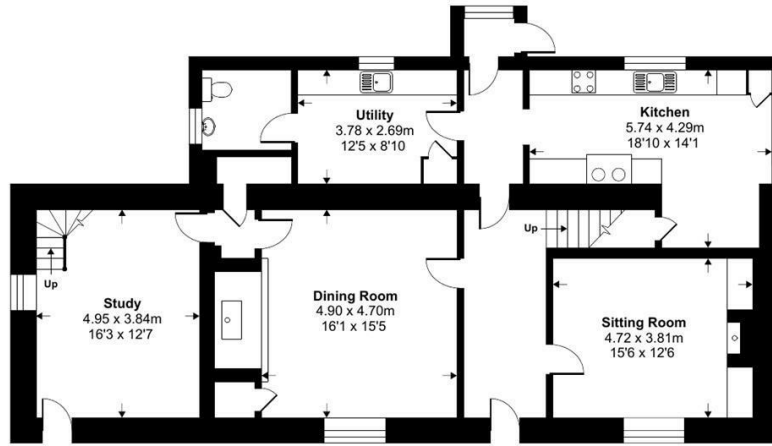
From Bridport join the A35 west to Morecombelake. Turn right just past Art Wave Gallery, signposted Whitchurch Canonikorum. On entering the village turn right at the crossroads and Court House will be seen after about 1/10th of a mile, on the left.



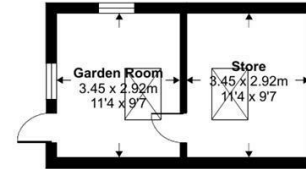


First Floor

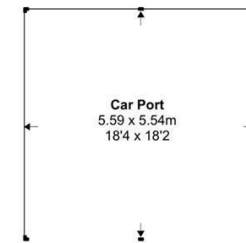
Approximate Area = 2353 sq ft / 218.5 sq m
 Outbuilding = 224 sq ft / 20.8 sq m
 Total = 2577 sq ft / 239.4 sq m
 For identification only - Not to scale



Ground Floor



Outbuilding



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Stags. REF: 630731

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.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000