



Kingsland House



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Salwayash, Bridport, Dorset DT6 5JF

A stunning detached Georgian family house set in wonderful private grounds of 1.25 acres enjoying uninterrupted views over the Marshwood Vale. Having the benefit of a semi-rural setting in tranquil surroundings, yet within a few miles of the thriving market town of Bridport.

- Fine Georgian House in a country setting
- Stunning Views over the Marshwood Vale
- Several receptions
- Boot room and laundry
- Delightful Gardens & Grounds
- 5 bedrooms
- Modern kitchen and bathrooms
- Grade II listed, Freehold

Guide Price £1,250,000

The Property

Kingsland House is situated in open countryside one mile North of the village of Salwayash, a short drive from Bridport. The Grade II listed house offers a fine example of formal domestic architecture of the late Georgian period constructed of red brick in Flemish bond under a slate roof. In the modern day it offers a comfortable and spacious family house in a wonderful semi-rural setting. Of note are the many original period features such as working sash windows, elegant staircase with scrolled tread ends, marble fireplace, and central fanlight over the front door.

There are five bedrooms and a smaller room, which can be used as an occasional bedroom or study on the first floor. Downstairs is a modern kitchen breakfast room which flows into the adjacent reception, currently used as an informal sitting room leading to the laundry. There are two further reception rooms and a useful boot room.



Outside

Set in grounds of approximately 1.7 acres comprising lawns, wooded areas, orchard, and a lovely seating area at the bottom of the garden enjoying wonderful views of open countryside towards the Marshwood Vale. There are also distant sea views.

An outdoor kitchen area has been created on a raised deck to enjoy alfresco dining, and there is a useful log store, large garden machinery shed for storage. There is ample parking on the driveway for several vehicles.

Situation

The property occupies a delightful country setting just to the north of the Salwayash village and surrounded on 3 sides by open countryside with superb far reaching views over the Marshwood Vale. The immediate locality is designated as being one of Outstanding Natural Beauty and there are many scenic walks in this beautiful part of West Dorset.

Salwayash is a thriving village community and offers a good range of amenities including a public house, church, village hall and popular primary school. Washingpool Farm Shop and Furleigh Estate Vineyard are also very nearby.

The popular historic market town of Bridport is only about 3.5 miles to the south where there is an excellent range of shopping, professional and business facilities, together with a twice weekly market and sports centre. The sea is just a mile further away at West Bay with its picturesque harbour, bathing beaches and access to the stunning World Heritage Jurassic Coast. The pretty town of Beaminster is only about 5 miles to the north and the larger centres of Yeovil, Dorchester and Weymouth are all within about 30 mins driving distance. There are main line rail services to London and the West Country from Crewkerne, Axminster, Yeovil Junction and Dorchester.

Services

Oil fired central heating, oil boiler was installed in September 2023. A new certified septic tank was installed in 2020.

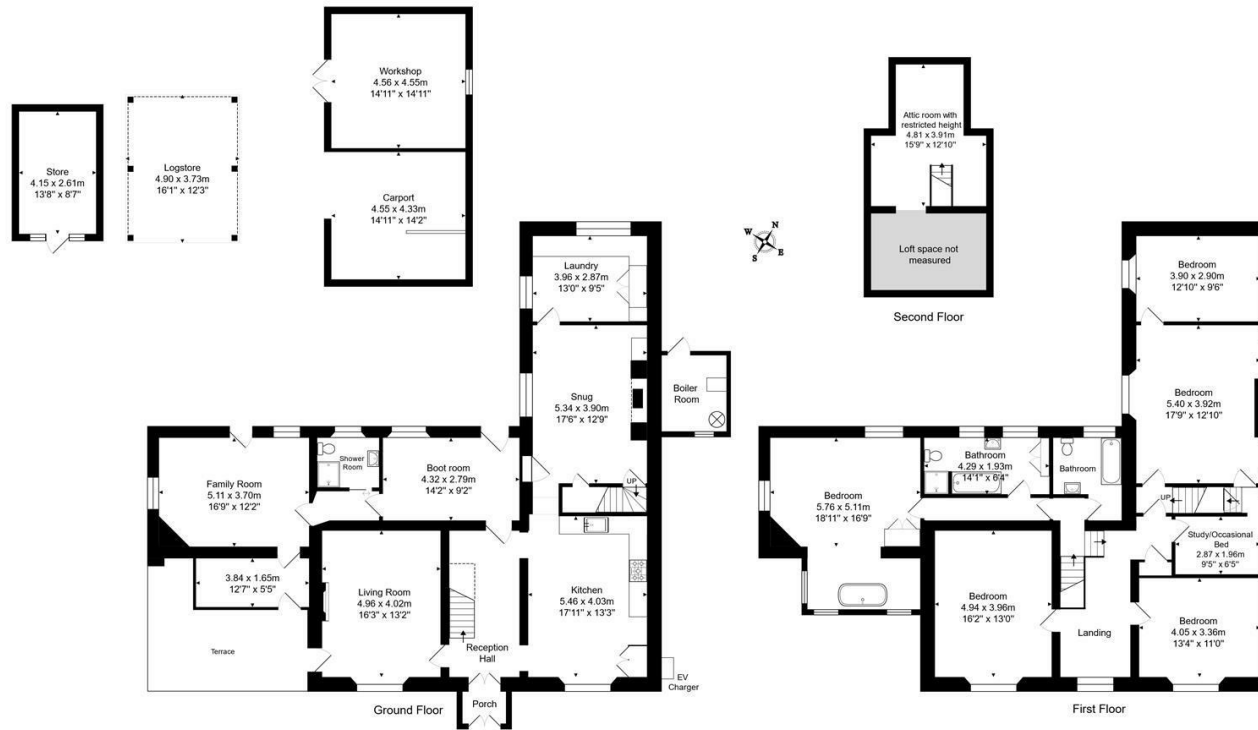
Mains electric and water.

The current owners use Star Link internet and experience 150mb a second.

Viewings

Please contact Stags Bridport to arrange an accompanied viewing.





Total Area: 316.5 m² ... 3406 ft² (excluding loft space, outbuildings)

Not to scale. Measurements are approximate and for guidance only.



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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