



Hobbs Cottage



Hobbs Cottage

Ryall Road, Ryall, Dorset DT6 6EG

Jurassic Coast 1.5 miles. Bridport 5 miles. Lyme Regis 7 miles.

An attractive and spacious detached character house in a secluded and peaceful country location with far-reaching views

- Individual character home
- Spacious 1,900sqft
- 4-3 Bedrooms, 2 bathrooms
- 2-3 Reception rooms
- Well stocked secluded gardens
- Long range country views
- Garage/store with attic room
- In all about 0.5 acres
- Peaceful hamlet close to the sea
- Freehold. Council Tax Band F

Guide Price £750,000

THE PROPERTY

Hobbs Cottage is a charming, individual, detached character house with large well stocked secluded gardens, in a peaceful country hamlet. It is believed to date back to circa 1870 and some forty years ago it was subject to extensive enlargement and refurbishment. It has rendered and colour-washed elevations under a clay tiled roof.

The property offers spacious and versatile accommodation of about 1,900sqft, with a host of character style features including exposed beams, vaulted ceilings, open fireplace, arched windows, cottage doors and wood panelling. There are lovely long range country views.

The property features oil-fired central heating, part timber double glazed windows, well equipped kitchen with solid oak worktops, 4-oven electric Aga, pair of integrated fridge/freezers and integrated dishwasher and attractive shower rooms.



A further selling feature is the oak framed garage/store with large attic room over (offering potential for a whole range of uses ie playroom, working from home or possibly an annexe, subject to any necessary planning consents).

The accommodation extends to:

Ground floor - Hall, shower room, living room, dining room, study/4th bedroom, kitchen

First floor - Large landing, principal bedroom (potential to sub-divide), two further bedrooms, shower room.

OUTSIDE

Large brick paved driveway/parking area.

Detached timber garage/store with attic room over via external stairs.

Extensive, secluded and well stocked, gardens with areas down to lawn, wide variety of trees and shrubs, adjoining large paved terrace and walk through arbour.

SITUATION

Hobbs Cottage enjoys a peaceful and private setting within the hamlet of Ryall, but is not isolated, being only a few miles inland from the World Heritage Jurassic Coastline. Nearby Whitchurch Canonicorum has a public house and Morecombelake has a large farm shop. The area is designated as one of outstanding natural beauty (AONB) and there are many wonderful walking opportunities on the doorstep, including the National Trust Hardown Hill and the Golden Cap Estate. The historic coastal towns of Bridport and Lyme Regis and the market town of Axminster, are all within easy reach, with mainline rail services to London. Charmouth has a popular primary school and Blue Flag bathing beaches.

SERVICES

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

Broadband - Standard up to 15Mbps and Superfast up to 64Mbps.

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).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 through Chideock. On entering Morecombelake (by the farm shop), turn right, signed Ryall. Continue for about 0.5 mile and Hobbs Cottage is seen on the right.



Hobbs Cottage, Ryall

Approximate Gross Internal Area = 1914 sq ft / 177.8 sq m

Garage = 453 sq ft / 42.1 sq m
Total = 2367 sq ft / 219.9 sq m

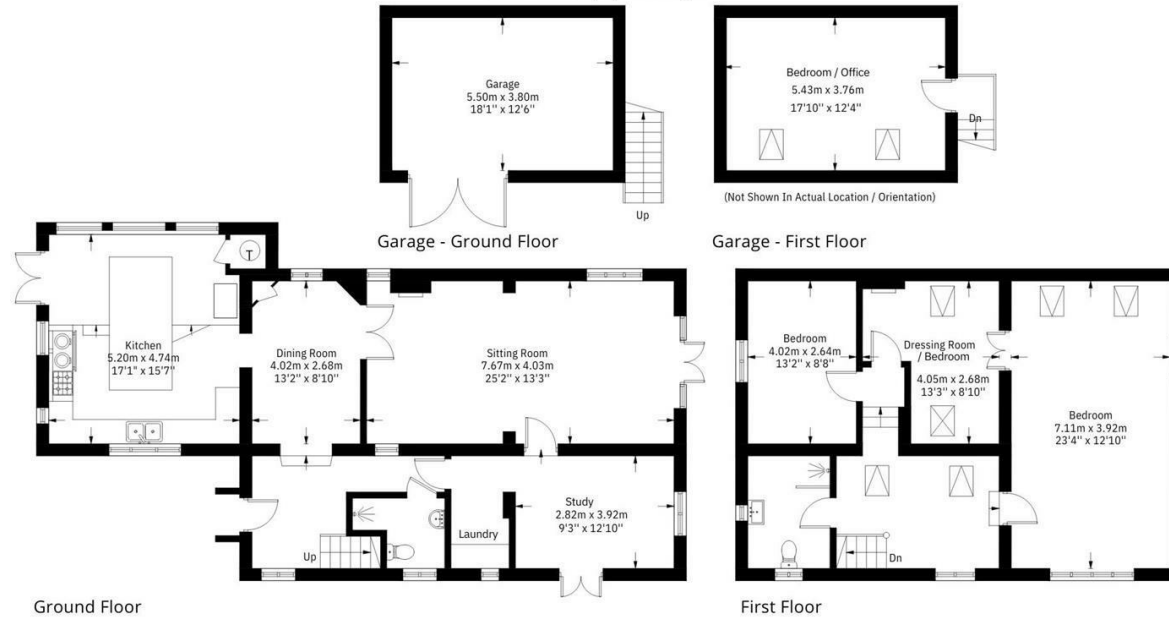


Illustration for identification purposes only, measurements are approximate, not to scale. (ID961528)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000