



Plenty House











# Plenty House

Bluntshay Lane, Whitchurch Canonorum, Bridport, Dorset, DT6 6RJ

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

A fine and substantial detached country house in a very peaceful and secluded setting.

- Handsome country house
- 4 Bathrooms (1 en-suite)
- 1 Bedroom flat
- Extensive outbuildings
- Secluded edge of village setting
- 6-7 Bedrooms
- 4 Reception rooms
- Delightful gardens and fields
- In all about 2.8 acres
- Freehold. Council Tax Band G

Guide Price £1,500,000

## Stags Bridport

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## THE PROPERTY

Plenty House is a fine and substantial detached country house, in a very peaceful and private rural setting within the Marshwood Vale on the outskirts of Whitchurch Canonichorum. It is understood to date back to the 18th century, with later additions in the 19th century, having colour-washed rendered elevations under a slate roof. The property is listed grade 2, of architectural or historic importance.

The house has been under the current long ownership since 1981 and over the years a whole number of improvements and alterations have been carried out. The accommodation is well proportioned and arranged over three floors with numerous classic features including a fine staircase, stripped pine doors, sash windows, fireplaces and flagstone floors. There are lovely views over the gardens and grounds and the surrounding countryside and hills.

The extensive gardens and grounds are also a further feature together with a self-contained flat and extensive outbuildings.

The accommodation extends to:

### The House

Ground floor - Entrance hall, large reception/big hall, sitting room, dining room, third reception/playroom, office, cloakroom, kitchen/breakfast room, utility/boot room

First floor - Landing, four bedrooms, bathroom, separate WC

Second floor - Landing, bedroom with en-suite bathroom, bedroom, attic bedroom, shower room

### Self-Contained Flat

Living room, kitchen, bedroom, bathroom.

## OUTSIDE

Plenty House is well screened from the lane and approached over a long gravel driveway leading to a courtyard with a large group of buildings – stone stable, two garages and stone outbuildings.







There are extensive gardens and grounds together with an outdoor swimming pool and the balance divided into paddocks for grazing.

### SITUATION

Enjoying a wonderful country setting on the edge of the pretty village of Whitchurch Canonorum, 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, the delightful coastal village of Charmouth and historic coastal town of Lyme Regis are all within easy reach.

The village has a pre-school and there are excellent primary and secondary schools very nearby, including Colyton Grammar School.

### SERVICES

Mains electricity and water (there is also a well). Septic tank drainage. The house has a modern wood pellet heating system.

Broadband - Standard up to 21Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside in addition to EE and Three for voice and data services 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

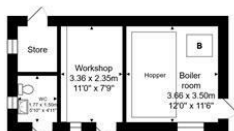
From Bridport join the A35 west to Morecombelake, turn right opposite Felicity's Farm Shop, signed Ryall. On entering Whitchurch Canonorum turn right, opposite the public house, into Bluntshay Lane. Plenty House is located after about 0.4 mile, on the left.



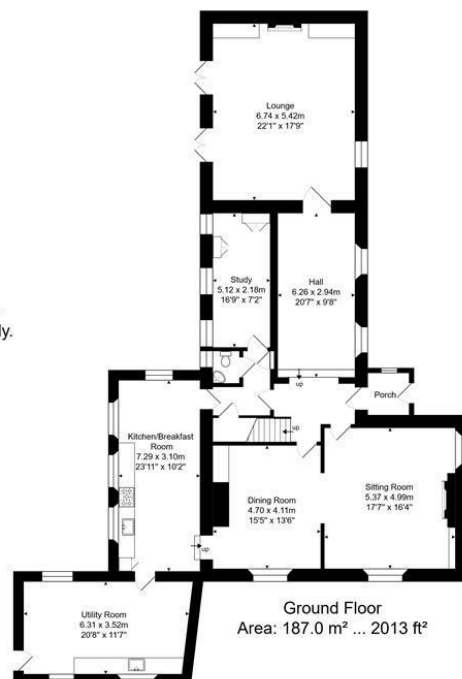


Total Area: 491.4 m<sup>2</sup> ... 5289 ft<sup>2</sup>

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



Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>



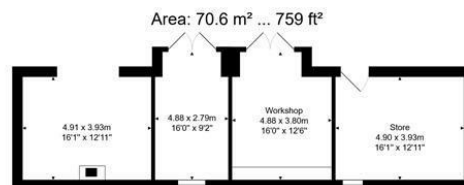
Ground Floor  
Area: 187.0 m<sup>2</sup> ... 2013 ft<sup>2</sup>



First Floor  
Area: 94.3 m<sup>2</sup> ... 1015 ft<sup>2</sup>



Second Floor  
Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup>



Area: 70.6 m<sup>2</sup> ... 759 ft<sup>2</sup>



First Floor Flat  
Area: 32.9 m<sup>2</sup> ... 355 ft<sup>2</sup>



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		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		64
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







