



Bullen Side, Sun Lane











# Bullen Side, Sun Lane

Morcombelake, Bridport, , DT6 6DL

A beautifully presented detached house in a wonderful position enjoying the best of both countryside and coastal views, in all about 3.5 acres.

- 3.5 Acres of land
- Very well maintained property
- Formal Gardens
- Close to the coast
- Freehold. CTB F
- Stunning views to the sea
- Ample parking and garage potential
- Potential for annexe or income
- EPC E

Guide Price £895,000

## Stags Bridport

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@StagsProperty

## SITUATION

Morcombelake is a popular village approximately mid-way between Chideock and Charmouth and is famous for the wonderful National Trust Golden Cap estate and access to the beautiful Jurassic Coast. The estate embraces most of the coastal land between Charmouth and Seatown with access to many magnificent walks including Langdon Hill and Golden Cap. Very nearby is also Hardown Hill which again belongs to the National Trust, offering fabulous 360 degree views. The immediate area is designated one of Outstanding Natural Beauty and the Jurassic Coast is designated as a World Heritage Site. Morcombelake village offers excellent amenities including Felicity's Farm Shop, church and a very active village hall, together with regular bus services.

The village of Chideock and Charmouth are both within only a few miles, again both located on the World Heritage Coast (the latter with a Blue Flag world-famous fossil and bathing beach). The thriving market town of Bridport and the historic coastal resort of Lyme Regis are both within about 5 miles. There is a mainline railway service to London and the West Country from Axminster, about 8 miles. Exeter, with its international airport and access to the M5 is within about 35 miles.

## DESCRIPTION

Bullenside is a very attractive and well presented individual detached house understood to have been built in the late 1940s and extended in 2000. It is of traditional cavity construction with colour washed rendered elevations. The accommodation is well presented and principally faces west with all the main rooms taking advantage of the country and sea views. There is the benefit of an oil fired central heating system with Aga Rangemaster and UPVC sealed unit windows and doors. The layout is very flexible with a large downstairs bedroom and ensuite facilities; ideal for a dependent relative, someone less able or bed and breakfast use. The large sitting room is on the first floor to take in the views and features Juliet balconies.

The house is set well back and secluded enjoying extensive parking with potential for garaging; attractive formal gardens and a large paddock which leads to the meadow with livestock fencing. From the rear boundary there are stunning panoramic views over Morcombelake to the Golden Cap Estate taking in Golden Cap and Langdon Hill, the sea and on a clear day to Portland.

Viewing of this property is strongly recommended by the sole agents.







## ACCOMODATION

### The Accommodation

3 Double Bedrooms, Ensuite Shower Room, Bathroom / Shower Room, 2 Reception Rooms, Conservatory / Third Reception Room, Kitchen, Utility / Shower Room, Cloakroom, Reception Hall, Oil Fired Central Heating, UPVC Sealed Unit Windows.

Planning permission exists to extend the kitchen into the conservatory if desired.

## OUTSIDE

Extensive Parking with Garaging Potential Subject to Planning, Timber Store/Workshop with mains electricity. Attractive Formal Gardens and land in all about 3.5 acres enjoying spectacular views. The land has been gently grazed by sheep but mostly kept natural to allow wildlife to flourish.

## SERVICES

Broadband - Standard up to 19Mbps 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.)

Oil fired central heating. mains electric, mains water to the house. Private drainage (septic tank)

There is vehicle access to the 'top field' using the driveway servicing High Bullen.

There is also access granted to the water board to gain access to their pumping station on the East side of the track opposite 'top field'.

## VIEWINGS

Strictly via the selling agent Stags

## DIRECTIONS

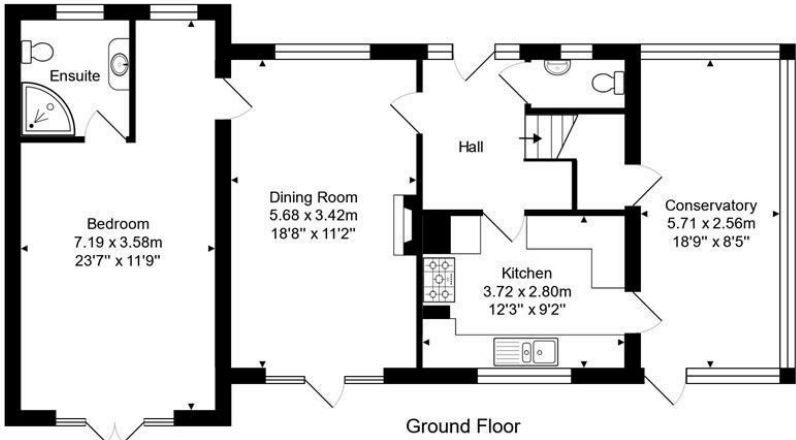
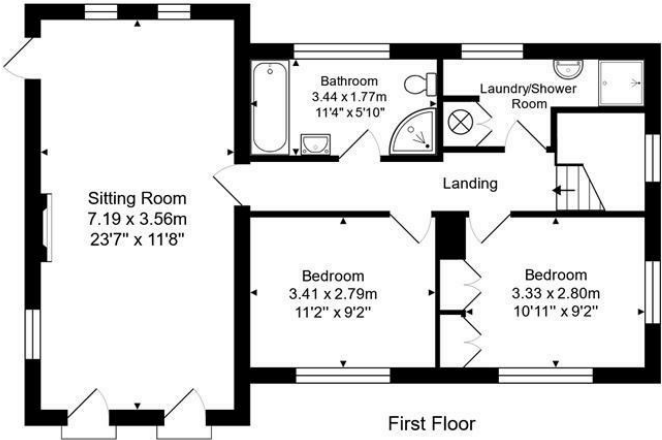
From Bridport follow the A35 west (towards Honiton) and pass through the village of Chideock. Continue into Morcombelake and turn right opposite Felicity's farm shop onto Ryall Road. Take the first turning left into Sun Lane and the property is the second on the right.





Total Area: 148.6 m<sup>2</sup> ... 1600 ft<sup>2</sup>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







