



Guppy's Lodge







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Fishpond Bottom, Dorset, DT6 6NN

Charmouth 4 miles. Bridport 8 miles. Lyme Regis 7 miles.

A very attractive former farmhouse with extensive gardens and grounds occupying a secluded and peaceful setting with stunning views

- Highly individual former farmhouse
- 5 Bedrooms, 2 bathrooms
- 2 Further reception rooms
- Beautiful gardens and grounds
- Lovely long range views to the sea beyond
- Delightful private country setting
- Stunning contemporary living room
- Large kitchen/dining room
- In all about 2 acres
- Freehold. Council Tax Band E EPC E

Guide Price £1,100,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

THE PROPERTY

Guppys Lodge is a very attractive and highly individual, detached, former farmhouse with extensive gardens and grounds, occupying a peaceful setting with stunning views over the rolling countryside to the sea beyond. The house has a very interesting history, it was originally a shelter for pilgrims bound for nearby Whitchurch Canoncorum. The oldest part of the farmhouse is believed to date back from the 16th century (a Beer stone pilgrim can still be seen carved into the original inglenook). Over the years it has been subject to enlargement and alterations, allegedly earning its keep as a blanket factory, a goat sanctuary and, more recently, as a hobby farm and smallholding.

Under the previous ownership it was saved from near dereliction and renovated and extended to include a stunning timber extension in 2000. This extension is built of larch with Pilkington thermal glass panels and designed by the leading timber building specialist Roderick James. During the current ownership, since 2014, a whole number of further improvements have been carried out including upgrading of the bathroom and shower rooms.

The many impressive features include oil-fired central heating, limestone floor tiles, bespoke Devol solid wood painted kitchen with oak worktops, oil-fired Aga and attractive quality sanitaryware.

The host of character features include exposed beams, exposed stone and beamed fireplace, window seats, vaulted beamed and panelled ceilings, cottage doors, colour-washed stone and a rolltop bath.

All the principal rooms are mainly south-facing, enjoying the wonderful views to the sea.

Briefly, the accommodation extends to:

Ground floor - Reception hall, utility, cloakroom, playroom, study, open-plan kitchen/dining room, living room with floor to ceiling windows and doors plus vaulted beamed ceiling etc.
First floor - Landing, principal bedroom with access to balcony, four further bedrooms (or three bedrooms plus study), bathroom/shower room, shower room.





OUTSIDE

The lovely extensive gardens and grounds are a further feature.

The gardens have been featured in gardening books and magazines under the previous ownership. The ponds and dry riverbed were designed and built by an RHS gold medal winning team. The south-facing deck runs the entire length of the house. There is woodland, orchard meadow and paddock.

Guppys Lodge is approached off a quiet country lane via a long driveway. At the end of the drive is a stone-built period barn providing garaging for one car and incorporating a mezzanine storage area. The barn has potential for conversion, subject to any necessary planning consents.

There is extensive parking and behind the barn is a large timber garden store.

SITUATION

Fishpond Bottom is a rural hamlet in the heart of the Marshwood Vale and within an Area of Outstanding Natural Beauty (AONB). Although enjoying a wonderful, peaceful country setting, it is far from isolated, being within easy reach of Charmouth and the Jurassic Coast, the historic coastal resort of Lyme Regis, the market town of Axminster (with a mainline rail service to London) and the thriving market town of Bridport. There is an excellent choice of junior and senior schools nearby.

SERVICES

Mains water and electricity. Private sewage treatment plant. Oil-fired central heating/underfloor heating to limestone floors, Oil Aga.

Broadband - Standard up to 0.4Mbps and Ultrafast up to 220Mbps, FTTH available.

Mobile phone service providers available are EE, 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 the A35 at the Hunters Lodge (just to the east of Axminster) join the Crewkerne road, signed Crewkerne. Continue on this road for some 3½ miles and turn right, signposted Fishpond. The entrance drive to Guppys Lodge is about ½ mile on the right.

Alternatively, leave the A35 at Morecombelake to Whitchurch Canonichorum. Proceed downhill into Whitchurch and go straight across at the crossroads. Follow the winding lane uphill and take the 1st turning right (signposted Abbots Wootton). Following the winding lane uphill to a 'T' junction. At the 'T' junction turn right (signed Axminster), passing a house called Bracken (blue paintwork) on the left. Guppys Lodge is the next house on the left.



Ground Floor
Area: 123.1 m² ... 1325 ft²



First Floor
Area: 103.8 m² ... 1118 ft²

Total Area: 226.9 m² ... 2442 ft² (excluding garage)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure the accuracy of the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



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		80
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



