



Tanglewood House



**STAGS**

# Tanglewood House

Ryall Road, Ryall, DT6 6EG

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

**A very attractive and spacious individual detached split-level residence set in lovely secluded gardens enjoying stunning far-reaching country views.**

- Attractive individual home
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Bedroom 5/ games room with annex potential
- Sun terrace and lovely gardens
- Peaceful country hamlet
- Spacious 2000 sqft
- 2 Reception rooms
- Garage/workshop
- In all just under 1/2 acre
- Freehold. Council Tax Band F

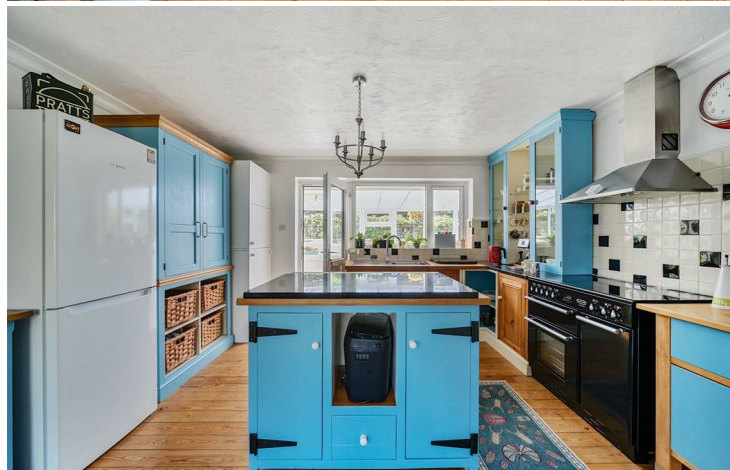
**Guide Price £725,000**

## The Property

Tanglewood is a very attractive, individual detached split-level home, set in an elevated position, enjoying stunning far-reaching views across the valley and countryside. The property backs onto Hardown Hill (National Trust/Site of Special Scientific Interest) and was built to an individual design in the 1970s with Purbeck stone elevations.

The property offers spacious and versatile accommodation, which is all very well presented. It extends to a spacious living room with wood burner and double doors onto a sun terrace, dining room, kitchen/breakfast room with country style units, solid wood and granite worktops and Rangemaster cooker range, rear conservatory/utility, principal bedroom with modern en-suite shower room, three further bedrooms, modern shower room and a fine spiralled wooden staircase leading down to a lower ground floor with a further bedroom/games room, with annex potential and also giving access to the garage/workshop. Also large part-boarded attic.

The sun terrace is ideally positioned to enjoy the far-reaching views and leads to the beautiful, extensive, gardens and grounds.



## Outside

Tanglewood is set well back and screened from the lane, being approached through a five bar gate onto a tarmac driveway with excellent parking and turning space, giving access to an integral tandem garage/workshop.

Steps to the side lead to the large sun terrace and to the front of the property with outside lights and security lighting. This, in turn, leads to the front door and the sliding doors to the sitting room.

Attractive gardens surround the property on all sides with lawned areas, flower and shrub beds and gravelled areas with seating. The rear garden included a greenhouse, vegetable beds, stone terraced flower beds with steps leading to a lawn and a gravelled seating area. Further steps and a pathway lead to a wooded area with an abundance of spring bulbs and seating with far-reaching views.

## Situation

The hamlet of Ryall is a designated Area of Outstanding Natural Beauty (AONB). It lies nestled in the rolling West Dorset hills between the villages of Whitchurch Canonorum and Morcombelake. Morcombelake, just a mile before reaching Ryall, provides amenities with church and Felicity's Farm Shop/Cafe. A mile beyond Ryall is Whitchurch Canonorum, which has a beautiful church and a village pub. 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. Charmouth has a popular primary school and blue flag bathing beaches.

## Services

Mains electricity and water. Oil-fired central heating (boiler replaced some 8 years ago). Cesspit drainage.

Broadband - Standard up to 1Mbps and Superfast up to 16Mbps.

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).

Agents note: Up to 74Mbps Superfast fibre available.

## Viewings

Strictly by appointment with Stags Bridport.

## Directions

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



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                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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