



Purcombe Farm











# Purcombe Farm

Pilsdon, Bridport, , DT6 5NY

Bridport 6 miles. Lyme Regis 9 miles. Charmouth 6 miles.

A very historic farm with extensive outbuildings and land in a wonderful country setting with stunning views

- Grade 2\* listed farmhouse
- 5 Bedrooms, 3 bathrooms
- Excellent home & income potential
- Extensive outbuildings and meadows
- Very special opportunity
- Secluded setting with stunning views
- 4 Reception plus kitchen/dining
- 2 Mobile homes & planning for holiday cottage
- In all about 35 acres
- Freehold. Council Tax Band C

Guide Price £1,500,000

## Stags Bridport

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## THE PROPERTY

Purcombe Farm is a charming, very historic and well appointed, detached period farmhouse with numerous outbuildings and extensive land in a wonderful peaceful country setting with stunning views in the beautiful Marshwood Vale.

The property has a very special historic background, as reflected in its grade 2\* listing (particularly important buildings of more than special interest), dating from 1504/5 with later additions and described as a remarkably well preserved vernacular building which the original and unusual plan can be clearly discerned in the historic fabric. It is built of stone and cob under a thatched roof.

The previous ownership lasted for three generations and under the current ownership, since 2009, the property has been subject to considerable, yet very sympathetic, alteration and refurbishment to a very high standard, whilst still retaining its considerable original charm and history.

The long list of character features include flagstone flooring, exposed beams, plank and muntin partitions, elm doors, a wall painting depicting a religious figure, window seats, inglenook fireplace with former bread oven, timber stair and much more.

The many fine features include oil-fired central heating/biomass boiler with bellow/cast iron style radiators and wood-fired cooker range, farmhouse style kitchen with solid wood painted units and bespoke period style sanitaryware, including a rolltop bath.

The accommodation is extensive, versatile and of great character.

Ground floor – Entrance porch, cross-passage hall, living room, study with secret bookcase door, shower room with staircase to bedroom 2, bedroom 1 with en-suite shower room, bathroom/wet room (former dairy), office, kitchen/dining room, dining room/garden room (floor featuring spare parts from traction engine), living room

First floor - 4 Bedrooms (some featuring vaulted beamed ceilings)

## HOLIDAY LETTING BUSINESS/HOLIDAY COTTAGE PLANNING

There is a Certificate of Lawful Use Existing for the siting of three mobile homes (March 2021) and also planning for Change of Use and conversion of an outbuilding to form a full holiday accommodation (there may be potential for alternative uses ie as an annexe, subject to any appropriate consents). Currently there are two mobile homes offered for holiday lettings through Airbnb ( see photos on Airbnb ) and potential for a third unit.







## OUTSIDE

In total, the land extends to about 35.31 acres.

The farmhouse is set well back and screened from the lane, with a driveway and extensive parking plus an attractive front cottage garden. There are lovely lawned gardens, large orchard and eight meadows, predominantly down to grass with stunning 360o views over the Marshwood Vale taking in the hill forts of Lamberts and Coneys Castles and Pilsdon Pen and across the West Dorset countryside towards the coast (some of the fields are subject to a public footpath, although this does not compromise the privacy of the farmhouse and garden.

Extensive Outbuildings – Detached former dairy building providing utility stores, tractor store plus outside washroom, substantial detached barn/workshop and attached orangery/barn (planning permission for holiday cottage to provide open plan living room/kitchen, 2 bedrooms, 2 bathrooms) incorporating biomass and oil-fired boiler.

## SITUATION

Purcombe Farm occupies a lovely rural setting with no immediate neighbours, in the beautiful Vale of Marshwood. It lies within an Area of Outstanding Natural Beauty (AONB). The property is close to the hamlets of Pilsdon and Shaves Cross, the latter which has a picturesque, thatched, public house.

The thriving Georgian market town of Bridport is very nearby, famed for its wide streets and twice weekly street market. The town offers excellent shopping, business and leisure facilities. There is also easy access to the Jurassic Coast at West Bay, Eype, Seatown and Charmouth, together with the towns of Lyme Regis and Beaminster.

## SERVICES

Mains electricity and water. Septic tank drainage (replaced 2009). Oil-fired/biomass central heating.

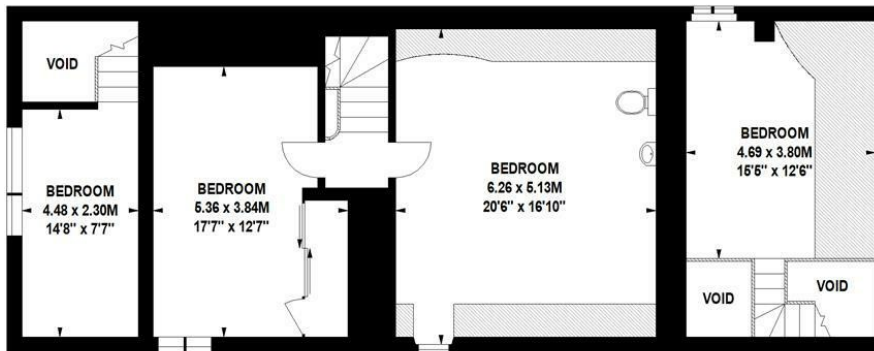
## VIEWINGS

Strictly by appointment with Stags Bridport

## DIRECTIONS

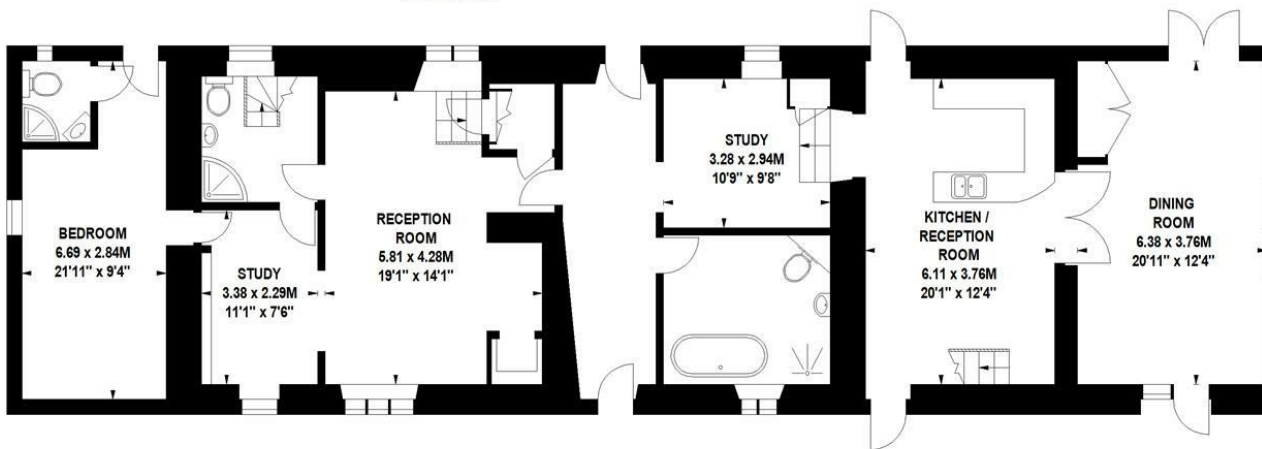
From Bridport town hall drive down West Street, at the mini-roundabout turn right onto the B3162, signed Salwayash. At Dottery crossroads (after about 1.5 miles) turn left to Broad oak and Marshwood. At Shaves Cross continue on the same lane for a further 0.3 miles and then turn right onto Batts Lane, Purcombe Farm is found after 0.4 miles on the left. On Google Maps - Purcombe Farm is marked as 'A Place at Pilsdon.'





**Purcombe Farm,  
Pilsdon, Bridport, Dorset, DT6**

Approximate Gross Internal Area 257 sq m / 2766 sq ft



Floor Plan produced for Stags - Bridport by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



**STAGS**

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