



Lower Eype Farm







Lower Eype Farm

Eype, Bridport, , DT6 6AW

The Beach 0.5 mile. Bridport 2 miles. West Bay 3 miles.

A stunning newly finished detached contemporary home set in extensive land of about 3 acres, within the highly desirable Jurassic Coast village of Eype

- Stunning contemporary home
- Spacious 2845 sqft
- Impressive open plan living area/kitchen
- Large barn and outbuildings
- Sought after coastal village
- Outstanding design and eco-features
- 3 Bedrooms, 3 en-suite bathrooms
- Gardens and grounds with lovely country views
- In all about 3 acres
- Freehold. Council Tax Band TBA

Guide Price £1,250,000

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



THE PROPERTY

Lower Eype Farm is a stunning detached contemporary dwelling with extensive gardens and grounds adjoining open countryside with wonderful views, in the highly sought after Jurassic Coast village of Eype. It is newly completed and offers many highly individual design details and high energy credentials.

The contemporary, planned, accommodation is very special and principally south-facing enjoying wonderful views over the surrounding countryside, taking in the well known viewpoints of Thorncombe Beacon and Eype Down.

The impressive specification includes air source underfloor heating, solar and PV panels with battery and linked to grid, aluminium powder coated windows and bi-folding doors, polished concrete floors, integral contemporary electric convector flame-effect fire, fitted kitchen with electric oven and LPG gas hob plus underfloor piping ready for extractor, low voltage lighting and LED skirting lighting, contemporary bathroom and shower fittings.

The many interesting design details include a split-level living room/kitchen/dining room with floor to ceiling cantilever bi-folding doors, large roof lantern, panoramic window to kitchen, principal bedroom with bi-folding doors, eye-level windows to reception hall and a stunning liquid metal front entrance door.

A further big selling feature are the extensive gardens and grounds, including a paddock and a large barn suitable for a whole variety of purposes (potential for conversion subject to planning consent).

Benefits from PV solar panels and underfloor heating.

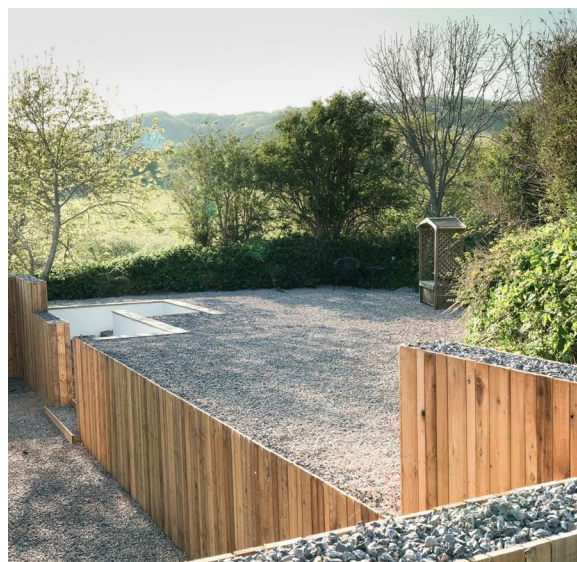
Drone video available to view online.

OUTSIDE

The property is set back and approached over a gravel driveway leading to extensive parking.

Substantial barn and small store.

Delightful gardens and grounds, principally down to lawn together with a paddock and pig shed, interspersed with a number of trees and shrubs.





SITUATION

Lower Eype Farm is located in a peaceful, tucked away, position within easy reach of the Eype Beach, some ten minutes' walk, which forms part of the stunning Jurassic Coast World Heritage Site. The village rates highly amongst the most desirable addresses in the West Dorset area of outstanding natural beauty (AONB), owing to its glorious scenery, friendly year-round community, picturesque properties and proximity to the sea. Amenities include a church, village hall and a pub and the thriving historic town of Bridport is within only a few miles, with a broad range of shopping, leisure and cultural experiences to suit all tastes. Wonderful walks can be easily reached from the property, including the South West Coast Path.

SERVICES

Mains electricity, water and drainage. Air source electric underfloor heating. Solar and PV panels.

Broadband - Standard up to 0.6Mbps and Ultrafast up to 1000Mbps.

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).

VIEWINGS

Strictly by appointment with Stags Bridport.

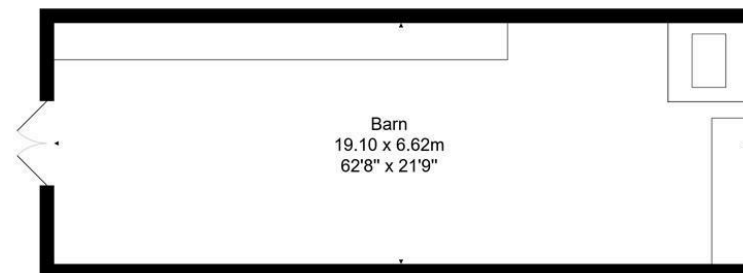
DIRECTIONS

From Bridport town centre, follow South Street to the Crown roundabout and take the 4th exit onto the A35, heading west towards Chideock. Take the 2nd available left towards Eype and bear round to the left, before turning right at the triangle, signed 'To the Beach'. Follow the lane down into Eype and proceed past the New Inn, then take the next available right, by the red brick cottage. At the bottom bear right and at the end bear left, with Lower Eype Farm being found at the far end.



Annexe
Area: 34.9 m² ... 375 ft²

Lower Eype Farm
Area: 264.4 m² ... 2845 ft²
Not to scale. Measurements are
approximate and for guidance only.



Barn
Area: 126.4 m² ... 1361 ft²



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	100	100
(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	



