



Overlea







Overlea Elsdons Lane

Monkton Wyld, Bridport, Dorset, DT6 6DA

Lyme Regis 3.5 miles. Charmouth 3 miles. Axminster 4 miles.

An attractive and substantial individual detached house occupying a secluded country setting with extensive land and on a few miles from the Jurassic Coast

- Attractive country house
- 6 Bedrooms, 3 bathrooms
- Farmhouse style kitchen/breakfast room
- Formal gardens and grazing
- Country setting close to the coast
- Spacious 3265sqft
- 3 Receptions, conservatory
- Lovely country views
- In all 5.73 acres
- Freehold. Council Tax Band E

Guide Price £850,000

Stags Bridport

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THE PROPERTY

Overlea is a very attractive and substantial, individual, detached house, understood to date back to the 1930s, having colour-washed rendered elevations. Under the current ownership since 2004 it has been subject to extensive enlargement and refurbishment to provide a very spacious home.

The many excellent features include oil-fired central heating, double glazed windows (part hardwood), bespoke kitchen with 6-oven classic Aga and fireplaces with wood burners.

The accommodation is extensive and versatile, enjoying delightful views over the grounds and the surrounding beautiful countryside.

The house affords good privacy with formal gardens plus carport, extensive parking and large open fields.

Briefly, the accommodation extends to:

Ground floor - Reception hall, cloakroom, sitting room, snug, dining room, kitchen/breakfast room, conservatory, utility, office/boiler room

First floor - Bedroom 1 with en-suite bathroom featuring rolltop bath, five further bedrooms, bathroom, shower room, balcony

OUTSIDE

Double gates lead onto a gravelled driveway with access to a double carport. There is also a large separate parking area with potential for garaging and access to the basement office/studio/workshop.

Formal gardens surround the house on all four sides, principally down to lawn and well screened with a whole variety of mature trees, adjoining raised decking taking advantage of the aspect and views. Beyond the formal gardens is a large grazing field, which includes a small pond and large 3-bay part open-fronted barn/store/workshop.





SITUATION

Overlea occupies a country position in the hamlet of Monkton Wyld and within the beautiful Marshwood Vale. The immediate area is designated as one of outstanding natural beauty (AONB). The coastal village of Charmouth and the historic town of Lyme Regis are both within easy reach, with access to beautiful beaches on the stunning Jurassic Coast. The market towns of Axminster and Bridport are also nearby, the former having a mainline rail service to London.

There is an excellent selection of primary and secondary schools very nearby.

AGENTS NOTE

A public footpath crosses the far inside of the southern boundary.

SERVICES

Oil-fired central heating. Private water, private drainage.

Broadband - Standard up to 6Mbps and Ultrafast up to 1800Mbps.

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.

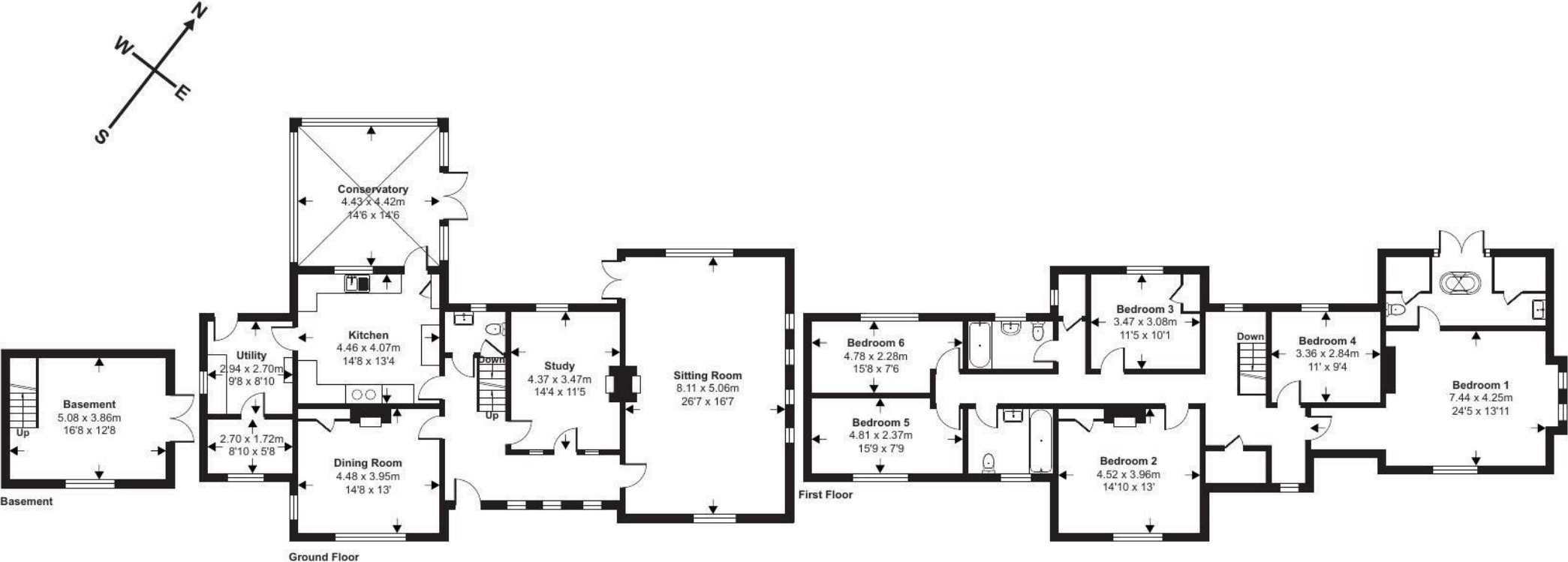
DIRECTIONS

From Bridport take the A35 west, passing Charmouth Bypass. At the next dual carriageway take the next right turn, signed Monkton Wyld. Overlea is the first property on the right.

What3Words:///deal.dating.prettiest

Approximate Area = 3265 sq ft / 303.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF:1349283



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



