

Symonds
& Sampson

Rose Crown House

Birdsmoorgate, Marshwood, Bridport, Dorset

Rose Crown

Birdsmoorgate

Marshwood

Bridport

Dorset DT6 5QG

A 4 bedroom historic unlisted period property set in an elevated position overlooking the Marshwood vale with outbuildings and garden studio enjoying stunning country views.



- Accommodation totalling approx 3120 sq ft
 - Immaculately presented
 - Stunning Marshwood Vale views
 - Character features throughout
- 20 solar panels and battery currently generating FIT income of £400-£500 per year
 - Generous garden with garden studio
- Off road parking for several cars & electric charging point
 - Easy access to school bus for nearby secondary schools
 - Local village primary school and pub

Guide Price £795,000

Freehold

Beaminster Sales

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DWELLING

Rose Crown House is an unlisted period property residing in a commanding position overlooking the stunning Marshwood Vale. As well as offering an array of character features across its three floors it also offers many modern conveniences including solar panels, secondary double glazing, treatment plant and electric car point charger. Internally the property is filled with light and views from its many windows. The beautifully presented accommodation includes a guest suite running the length of the top floor, a dining hall and a bespoke kitchen/breakfast room. Externally the plot totals 0.47 acres and it comprises of terraces, lawns, orchard and productive garden. There are a number of outbuildings and a perfectly positioned garden studio, where you can enjoy the vista over the garden and beyond to the surrounding Dorset countryside.

ACCOMMODATION

Immaculately presented the accommodation totals close to 3120sq ft and is laid out as follows:-

Entrance into a lobby which opens into the main hall. This airy space extends through glass doors into a dining hall, This perfect entertaining space can easily accommodate eight to ten people for dinner. There is a door opening to a small cellar. The kitchen breakfast room is delightful with its blue/green bespoke kitchen units topped in granite which includes a modern pantry cupboard. This room centres around the electric Aga, Again there is plenty of space for dining. Next door to the kitchen is a well fitted utility and beyond is the downstairs cloakroom. The drawing room is edged in classical period panelling which sets the tone for this stunning room with its window seat, beamed ceiling and ham stone fireplace with wood burner. Rising up the hand built oak staircase to the first floor you are presented with three generous double bedrooms. The elegant principle bedroom is impressive in size and again centres around a ham stone fire place. Adjoining is a en-suite with roll top bath as well as a separate shower unit. The second guest bedroom also offer an en-suite with roll top bath. The family bathroom catches the eye with its decorative tiles and square P shaped bath. Off the galleried landing is a quiet study area positioned so you can enjoy the expansive views whilst working.

Rising up to the second floor, the guest suite extends across the whole floor and comprises of a study area with decorative wood burner, a relaxing area, a separate double bedroom and an en-suite. With under eaves storage and built in storage cupboard.





OUTSIDE

There is on-drive private parking for a number of cars located close to the electric charging point. The plot extends to 0.47 approx. of an area and is beautifully maintained. A paved terrace extends off the rear of the house with an ornamental pond fed by a private spring. Steps take you up to a lawned area with a range of mature trees and shrubs. For those with green fingers there is a productive garden and poly tunnel. Moving around the garden you will also find the orchard with its fruit trees. Sitting at the top of the garden are the 20 solar panels carefully screened from view. Sitting in an elevated position is the garden studio with a small terrace perfect for al fresco dining. It has fabulous views extending over the garden to the rolling Hardy countryside beyond. Outbuildings also include two brick buildings with the workshop housing equipment for the solar panels including the battery.

SERVICES

Mains electricity, water, Private sewerage through an Entec treatment plant. (Service agreement to be maintained by the new purchaser)
Solar panels with feed-in tariff running until 2039.

Standard and Ultrafast broadband are available. Currently fibre direct to the property.

Indoor:
EE/02/Vodafone - Limited for voice and none for data.
Three - None for voice or data.

Outdoor:
Voice and data

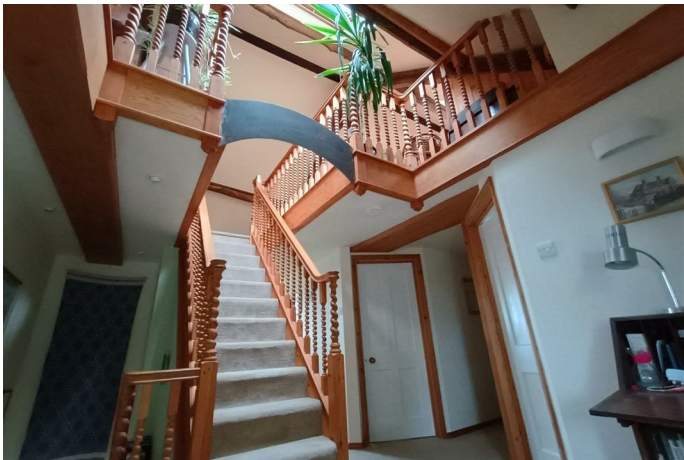
EE/Three/02/Vodafone - you are likely to receive coverage. checker.ofcom.org.uk

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

SITUATION

This property provides an outstanding position overlooking the beautiful Marshwood Vale in an Area of Outstanding Natural Beauty enjoying partial sea glimpses towards the Jurassic Coast. Lyme Bay coastline is fascinating and there are a number of towns not far away including Bridport, Axminster, Beaminster and Crewkerne, all providing a choice of shops, business facilities, schools and health and sports facilities. Bridport holds a popular street market twice a week. A London train runs regularly from



Crewkerne. There are plentiful coastal walks and bridle paths to explore from your own door step and easy access to the sea for nautical pursuits.

MATERIAL INFORMATION

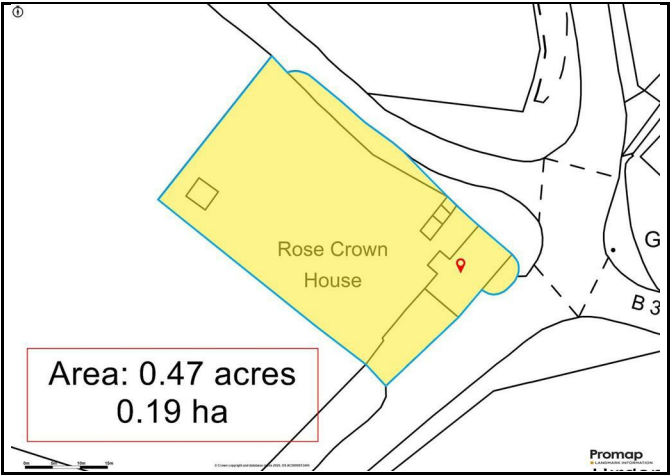
There are no current planning permissions within this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing

AGENTS NOTE

Rose Crown House was originally a public house and has a history dating back to the late 1700s. It has a connection to the story of Martha Brown, who is said to have been the inspiration for Thomaas Hardy's Tess of the d'Urbervilles."





Marshwood, Bridport

Approximate Area = 2643 sq ft / 245.5 sq m

Limited Use Area(s) = 261 sq ft / 24.2 sq m

Outbuilding = 216 sq ft / 20 sq m

Total = 3120 sq ft / 289.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1237592



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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