



Symonds
& Sampson

Latchetts

The Green, Morcombelake, Bridport, Dorset

Latchetts

The Green
Morcombelake
Bridport
Dorset DT6 6EA

Charming detached 3/4 bedroom period property with a one bedroom self-contained annex and a large workshop with wonderful views to the sea all set in 1.12 acres.



- Period character property
 - No onward chain
 - 1.12 acres
 - Countryside views
- Spacious accommodation

Guide Price £825,000

Freehold

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THE PROPERTY

Latchetts is believed to date back to the 18th century and occupies an elevated position that takes full advantage of some lovely far reaching views to the sea and Golden Cap. The property was completely refurbished in the 1990s retaining the character of the original property to include timbered ceilings, open fireplaces and brace & ledge doors while adding all the essentials for contemporary living. The one bedroom cottage, a substantial workshop and a generous plot that extends to 1.12 acres add different dimensions to the property however the position and the views are undoubtedly the keys to this property.

The accommodation is set out conventionally. The sitting room centres around a large stone fireplace with a woodburning stove, with a bay window with double doors to one end and has a floor laid to hardwood flooring. The kitchen/dining room is undoubtedly the hub of the house with a fully fitted handmade kitchen with solid woodwork surfaces over and a floor laid to ceramic tile. To one end, there is a woodburning stove and an eating area with space for a substantial farmhouse sized kitchen table. There are integral electric double fan ovens and a five ring hob. To one end of the kitchen a doorway leads through to a walk-in larder while to the other end of the house beyond the sitting room there is a utility room that leads through to a back hall/dog and boot room, a shower room and a study/4th bedroom. The sleeping accommodation upstairs is reached by two staircases with the three bedrooms sharing a family bathroom that is equipped with both a shower and a bath. The property has UPVC double glazing, electric heating and private drainage.

THE ANNEXE/COTTAGE

The cottage adjoins the main house and could, subject to obtaining the necessary planning consent be incorporated into the main house. It is simply laid out comprising a living room with a fine stone fireplace and a wood burning stove and a kitchen on the ground floor. The kitchen is fitted with a built-in electric fan oven, an induction hob and an integrated microwave oven. On the first floor is a double bedroom and shower room. The cottage has the same character as the main house.





OUTSIDE

The gardens are all geared up to take full advantage of the views with a substantial area of paved terrace stretching the width of the house to the front while behind the house itself there is a timber summer house besides which there is a barbecuing area which takes in the best of the views towards Golden Cap and the sea. On the East side of the property is a substantial workshop that is equipped with light and power and is currently divided into two rooms. Beyond the workshops there is an orchard/paddock that is laid down to grass and planted with an array of fruit trees. The property is for the most part enclosed by mature hedging and has a treatment plant providing private drainage. The plot extends to 1.12 acres

SERVICES

Mains water and electricity. The property has UPVC double glazing, electric heating and private drainage. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: F

DIRECTIONS

What3words:///boat.variety.thudding

AGENTS NOTE

Should be noted that during the 1990s renovations the

floors were insulated throughout the main house and later the floors of the annexe were also insulated, a fact that it's not reflected in the EPC rating.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: D

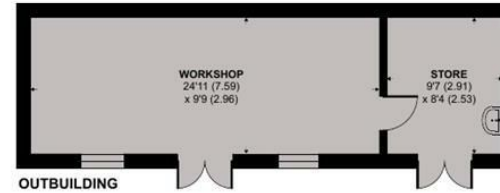
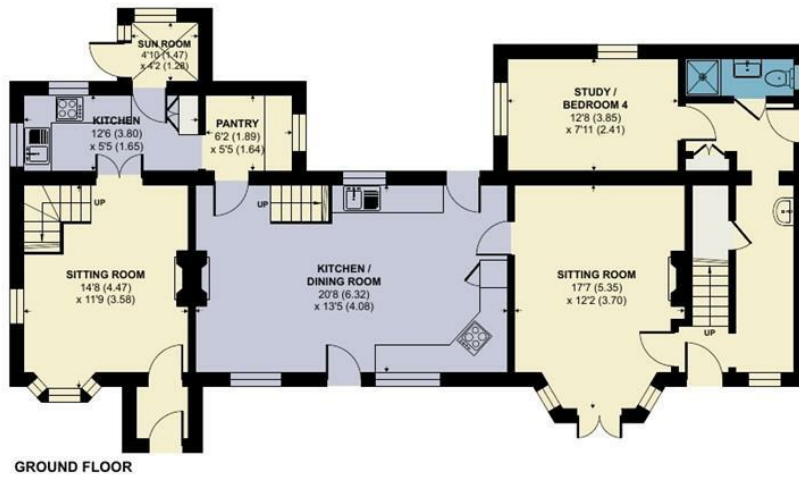


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Approximate Area = 1887 sq ft / 175.3 sq m
 Outbuilding = 328 sq ft / 30.4 sq m
 Total = 2215 sq ft / 205.7 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lowest running costs	
105 plus) A	
(81-101) B	
(69-80) C	
(55-68) D	
(29-54) E	
(13-28) F	
(1-12) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1421495



Bridport/SVA/REV26062026



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