



Eaves

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Marren

Holworth, Dorset, DT2 8NJ

OFFERS OVER: £2,500,000

A magical house, situated just 500 metres inland from the beach at Ringstead Bay, with spectacular views across the English Channel. The house sits in the most beautiful private gardens and grounds of just under 3.5 acres and is a once in a lifetime opportunity to own something very special.

TENURE — FREEHOLD



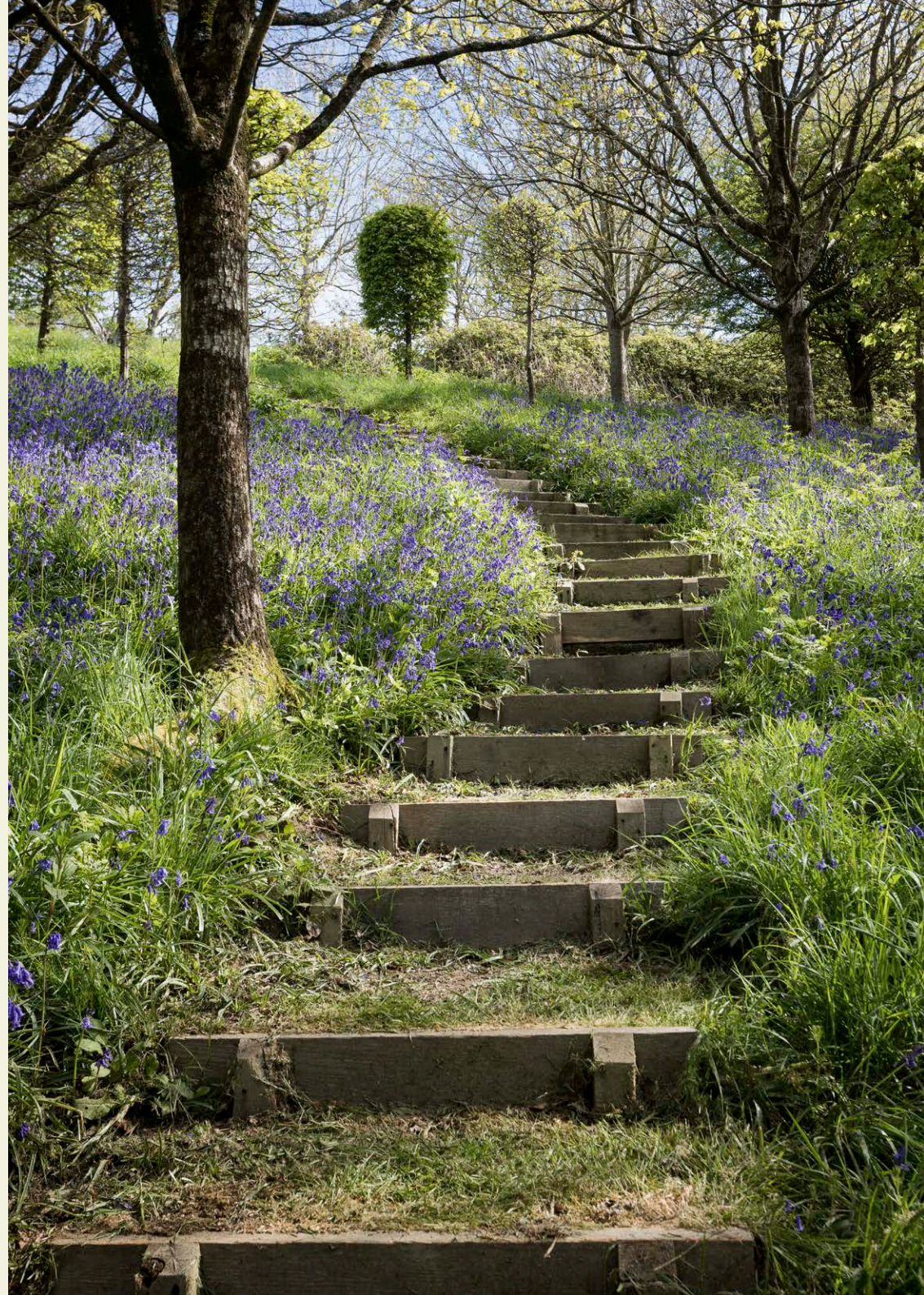
Overview

A rare chance to purchase an unlisted house, within easy walking distance of the beach, in the most beautiful setting.

The house offers a spacious entrance hall, kitchen breakfast room, a utility that works well as a back kitchen, snug/study, dining room, sitting room, orangery, cloakroom, boot room, a master bedroom with dressing room and bathroom, 4 further bedrooms, 3 more bathrooms, a car barn, workshop, additional garage and parking, all set in the most beautiful gardens and grounds of just under 3.5 acres.

Key Features

- AN UNLISTED HOUSE WITH SPECTACULAR VIEWS
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY/BACK KITCHEN
- CLOAKROOM AND BOOT ROOM
- ORANGERY
- 5 BEDROOMS
- 4 BATHROOMS
- BARN AND GARAGE
- GARDENS AND GROUNDS OF JUST UNDER 3.5 ACRES



Immediate Area

Holworth consists of a small number of scattered private houses along with a clifftop chapel, St Catherine's by the Sea. There is a 10/15 minute walk down through the garden and fields below, owned by the National Trust, to the East end of Ringstead beach. Ringstead Bay itself has a popular café also within walking distance of the house.

The village of Owermoigne is 5 miles to the north and has The Wild Partridge farm shop (a favourite of our clients that is bursting with fresh produce), a village hall, cricket club and church.



Winfrith Newburgh is just over 7 miles away and has The Jurassic Coast farm shop (with a superb meat counter and comprehensive selection of wines), a shop and post office, a pub, pre-school and primary school, a church and a village hall.

The larger towns of Weymouth (7.5 miles), Dorchester (9 miles), and Wareham (15.5 miles) all have more comprehensive high street shops, restaurants and supermarkets as well as mainline train services into London. The village of Moreton (6.5 miles) also has a direct train service into London Waterloo.

The house has some fantastic walks from the door and many opportunities for wild swimming in sheltered coves.

Lulworth Cove and Durdle Door are just a few miles away along the spectacular World Heritage Jurassic Coastline.



The House

Marren sits just 500 meters inland from the National Trust's Ringstead Bay, looking out towards Portland and the English Channel beyond. The house was built in the 1930's and our clients have lived there for the last 27 years with their family. There is plenty of scope to extend the house (subject to planning).

EPC - E



Interior

The main entrance is to the side of the house where there is an enclosed porch that leads into the entrance hall. Immediately on the right is a cloakroom and straight ahead is a secret panelled door that leads to the boot room and further on to the utility/back kitchen.

The entrance hall has a Purbeck stone floor underfoot, panelled walls and stairs to the first floor. At the end of the hall on the right is the study/snug.



The snug is a cosy space with lots of built-in cupboards and bookshelves, a fireplace with a stone surround and a woodburning stove. The snug opens up to what is currently a study. It is from here, through a large window at the front, that you get your first glimpse of the view to the sea below. It really is spectacular all year round and a view one could never get bored of.



A door then takes you through to the kitchen/breakfast room. This is the hub of the house with a classic country kitchen, terracotta tiled floor, an electric aga, and double doors out to the terrace at the front with the hornbeam pergola overhead.

Behind the kitchen is the utility/back kitchen with a walk-in larder, lots more storage, a further sink, a backup electric oven, plumbing for white goods and a door to the rear.

Another hallway, with floor-to-ceiling cupboards takes you past the boot room to the entrance hall once more.

Across the hall is the dining room. The dining room has a parquet floor, a whole wall bookcase and once again the views, over the garden, to the sea.

Through the dining room is the sitting room, a well-proportioned room with a central open fireplace, double doors to the terrace and a door to the orangery. The orangery is simply beautiful and where you will find all sorts of special cuttings, seedlings and plants grown for both the garden and for friends.

The stairs lead up from the hall to the 1st floor with a tall window bathing them in light. At the top of the stairs is a door through to what is the master suite. First there is a dressing room, which could also be used as a 6th bedroom, before you get to the spacious bedroom.





The master bedroom mirrors the proportions of the sitting room below, has fitted wardrobes, an exposed wooden floor and one of the best views from a bedroom we have ever seen. A door then takes you through to the ensuite with both bath and shower. Another door then takes you back out to the main landing beyond.

On the first floor are two more bedrooms and two bathrooms as well as a really useful laundry room.

Up the stairs again takes you to the second floor. Here you will find the remaining two bedrooms, a shower room and a study. There is lots of eaves storage here replacing the need to climb a ladder to a loft.





Outside

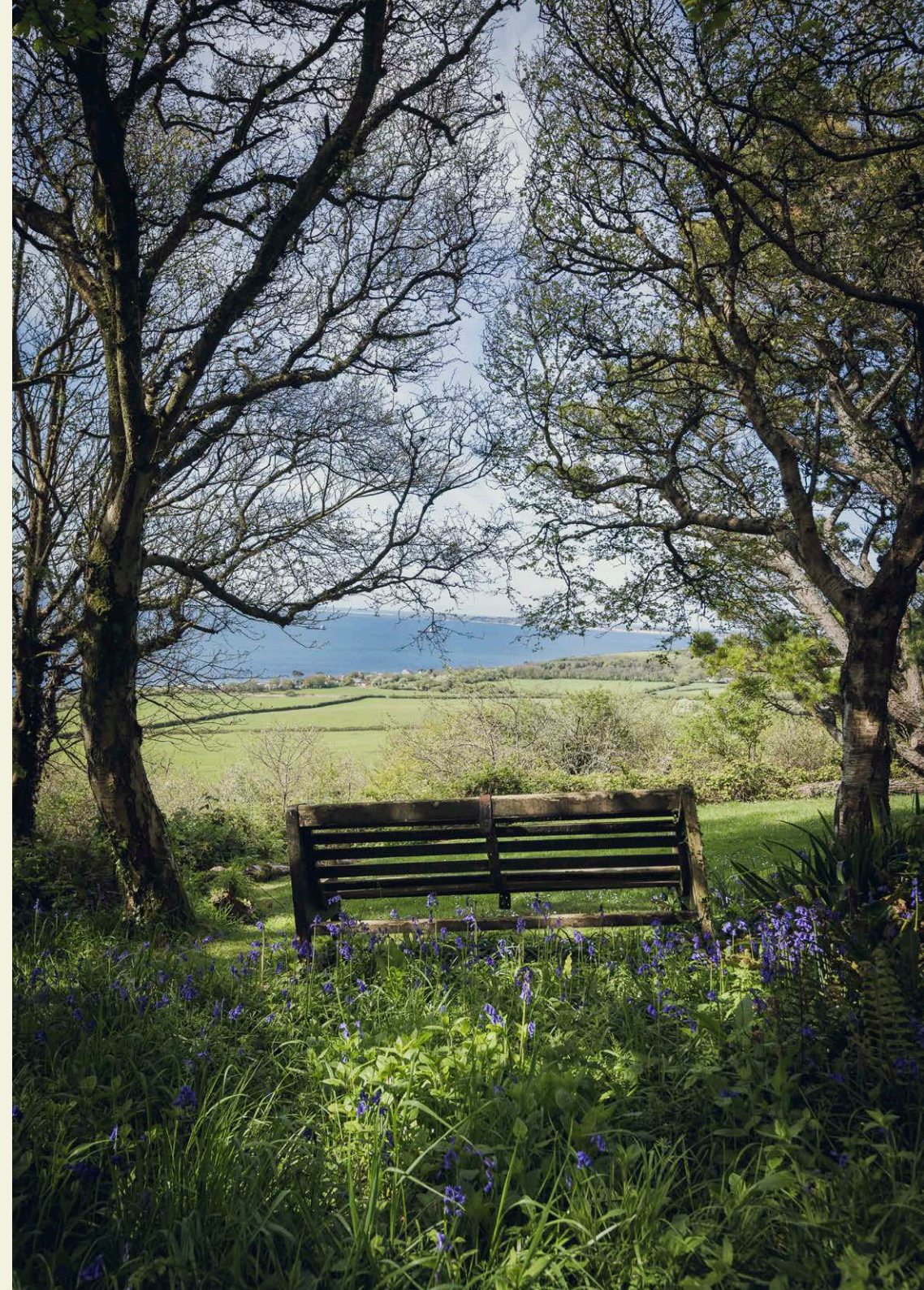
Marren is a Mediterranean garden overlooking the sea towards Portland that has been featured on Gardeners' World. It is a combination of formal topiary and unusual shrubs, along with wildflowers and a small copse.

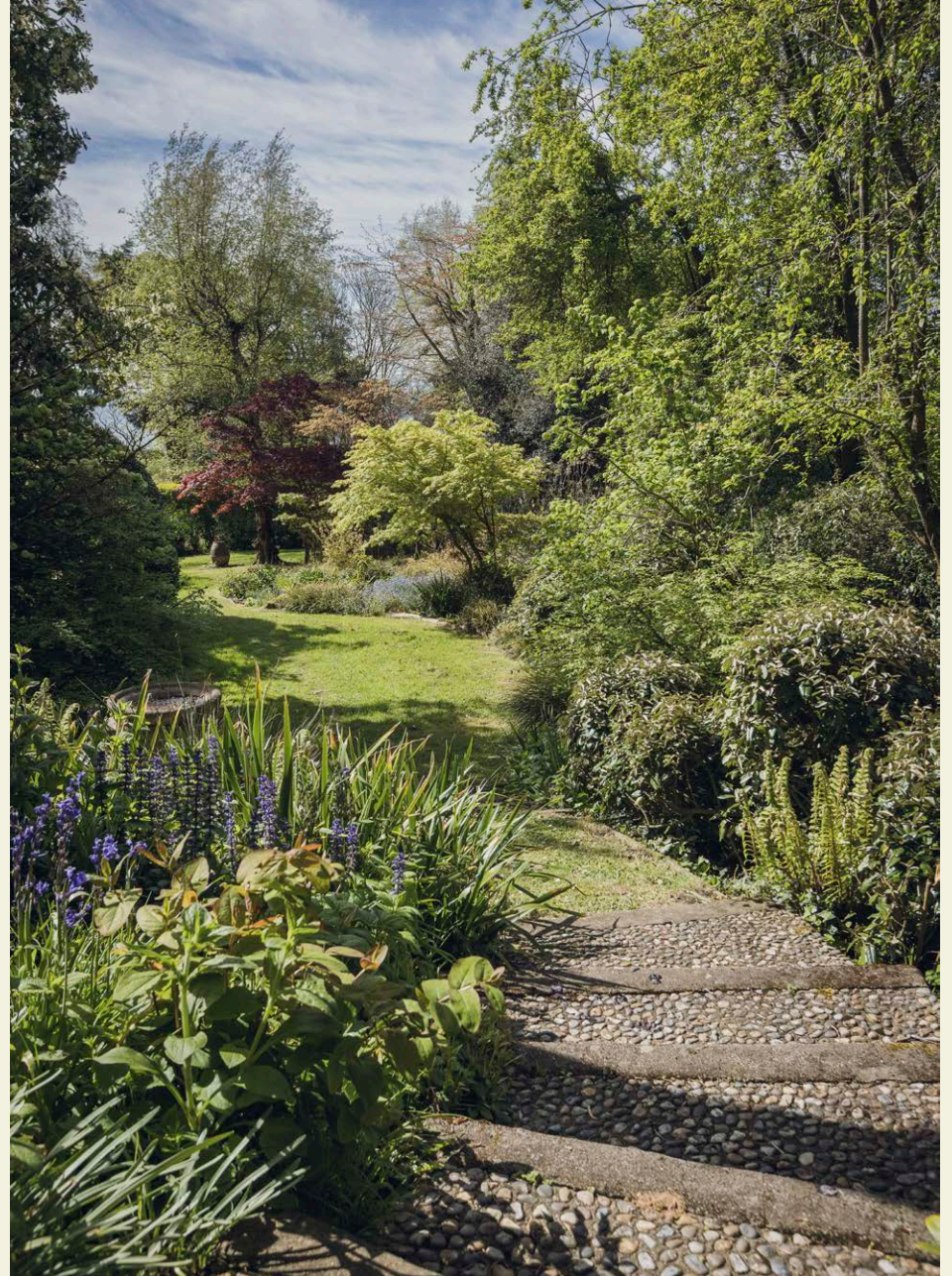
It is alive with wildlife and birdsong and has clever pathways and steps taking you on a journey through it. It is a place for children and adults alike to get lost in and switch off.

The terrace has a panoramic view overlooking the blue sea of Weymouth Bay with Portland as a focal point. It has a hornbeam living pergola. When the north wind blows, it goes over the top, so one can sit outside in February with a northerly and enjoy the sunshine. There is a 10-15 minute walk down through the garden and fields below, owned by the National Trust to the East end of Ringstead beach, where there are very few people.

To the side is a private driveway with ample parking, a car barn with further parking and a workshop to the rear.

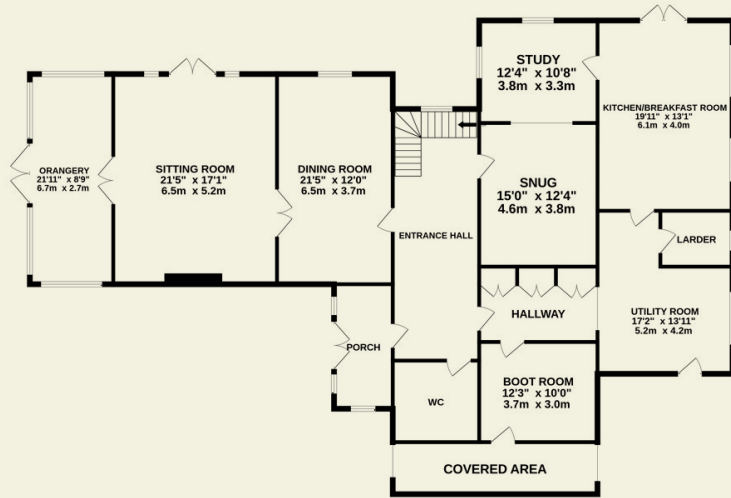
There is a further garage off the parking area which is a useful storage space. The magical gardens and grounds total just under 3.5 acres.





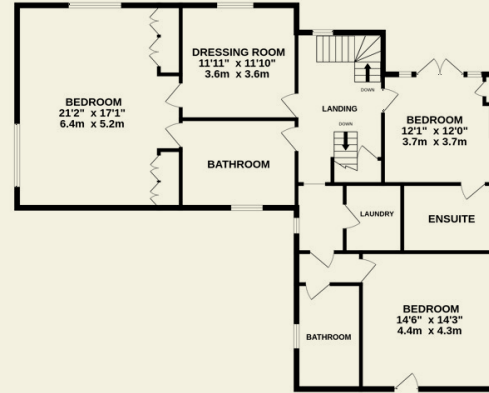
GROUND FLOOR

2399 SQ. FT. / 222.9 SQ.M. APPROX



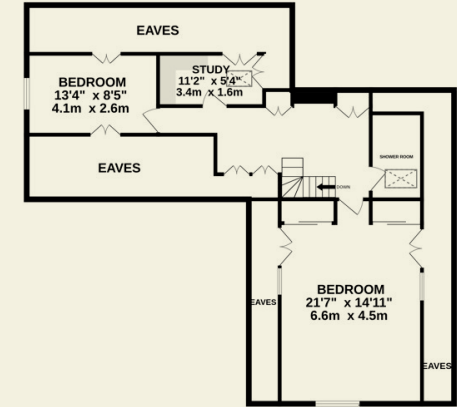
1ST FLOOR

1354 SQ. FT. / 125.8 SQ.M. APPROX



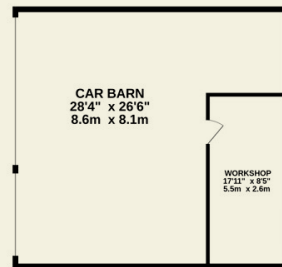
2ND FLOOR

1207 SQ. FT. / 112.1 SQ.M. APPROX



OUTBUILDING

726 SQ. FT. / 70.8 SQ.M. APPROX



GARAGE

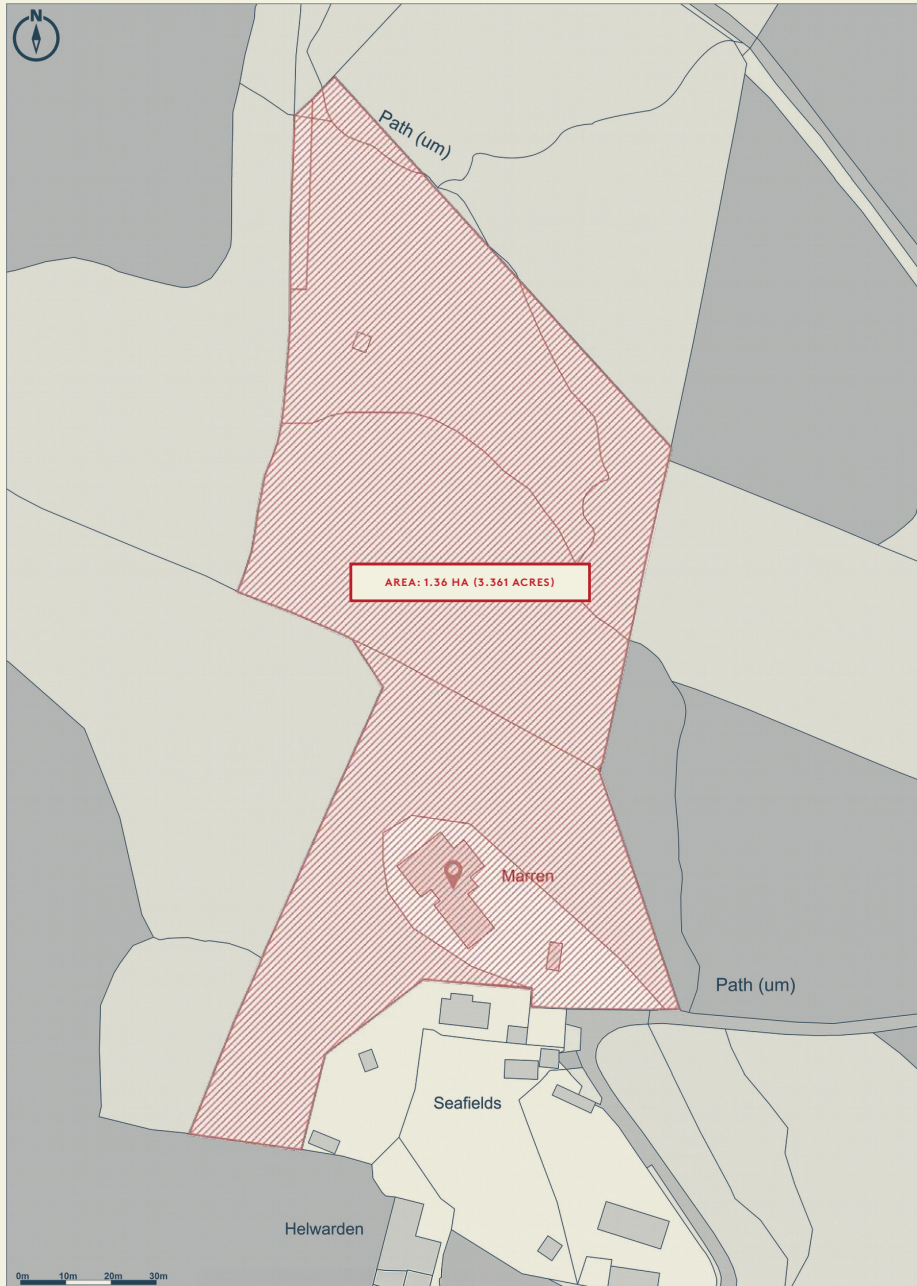
206 SQ. FT. / 19.1 SQ.M. APPROX



TOTAL FLOOR AREA (HOUSE)

5445 SQ. FT. / 505.9 SQ.M. APPROX

Floorplans



EAVES

MARREN, DORSET

Directions

We suggest meeting in the National Trust carpark at Ringstead Bay. From here we can guide you down to the house.

WHAT3WORDS /// **MAMMOTHS.POPS.VILLAS**

Services

Mains electricity, private drainage, oil central heating.

Local Authority

Dorset Council – Band D

Eaves Notes

There is a public footpath across part of the land behind the house. Please contact us for more information.





Eaves

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FOLLOW:
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OPENING HOURS

MON — FRI:
09:00 AM TO 17:30 PM
SATURDAY:
09:00 AM TO 13:00 PM
SUNDAY:
BY APPOINTMENT

Viewings strictly
by appointment only.

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