

A photograph of a stone house with a large white sail shade and a lush garden. The house is built from light-colored stone and features large white-framed windows and doors. A large white sail shade is stretched over a patio area. The garden is filled with various plants, including a large palm tree on the left, a large potted plant with purple spiky leaves in the foreground, and a gravel path leading to the house. The overall scene is bright and sunny.

Symonds
& Sampson

Clouds Hill

Verriotts Lane, Morcombelake, Bridport, Dorset

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Morcombelake
Bridport
Dorset DT6 6DU

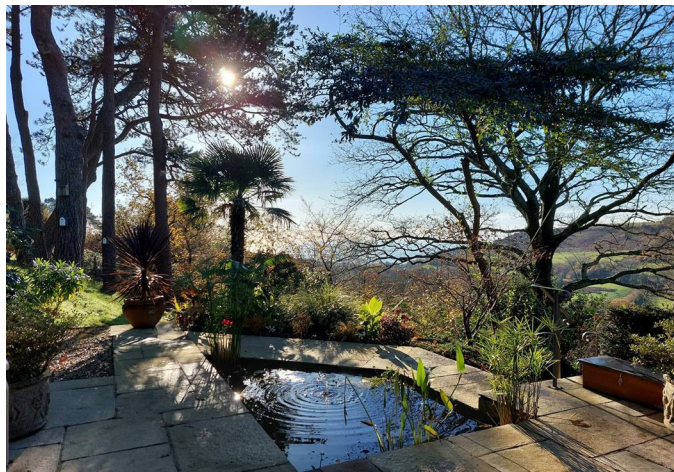
Delightful four bedroom detached property sitting amongst woodland and mature gardens with sea views.



- Superb sea views
- Driveway and double garage
- Close to school bus routes for many major schools
- Extensive mature gardens and seating areas with separate fruit and vegetable growing areas
 - Just under an acre
- Lift from the garage to the accommodation level

Offers In Excess Of **£700,000**
Freehold

Bridport Sales
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THE DWELLING

Clouds Hill is a stylish four bedroom property with far reaching views over the surrounding countryside towards the sea. Surrounded by National Trust land and sitting to the centre of its plot, it makes an ideal country retreat. The accommodation is thoughtfully laid out and benefits from large picture windows, direct garden access and generously proportioned rooms. Under the current ownership it has been well maintained to create a good family home making the most of its outstanding location.

ACCOMMODATION

For the most part, Clouds Hill is a single storey property. On entering the property there is a bright and welcoming hallway with hard wood flooring off which the living and sleeping accommodation are accessed. There is a spacious kitchen/dining room equipped with wooden units with space for a dishwasher, a fridge freezer and a range cooker. In addition there is a that most useful of cupboards, a larder. There are floor to ceiling picture windows and doors in many of the rooms allowing the natural light to flood in and to take in the views.

The sitting room is a spacious room with part vaulted ceilings and fitted with a contemporary fireplace complete with a log burner, dual aspect windows and a sliding door which gives access to the conservatory and the gardens. The dining room, also laid to hard wooden flooring, can be accessed from both the kitchen and the hallway. There is a lift to the lower level of the property which, when not in use, lies flush to the floor.

There are four bedrooms, three doubles and a single room which is currently used as a study. The principal bedroom has an ensuite shower room and a walk in wardrobe. The family bathroom has a stand alone shower unit in addition to a bath. Above the hallway is a mezzanine level which creates a perfect reading nook or quiet space.





The lower level of the property is accessed either via the stairs or the lift from the dining room making the lower level fully accessible. There is a large utility room and second space which could be a drying room or boot room. The utility room is fitted with wall and base units, a sink, room for a washing machine, a tumble dryer and a fridge freezer. There is a large double garage which houses the lift, an oil fuelled boiler, an additional WC and it has light and power. The property has photo voltaic cells on the roof that give a healthy annual return.



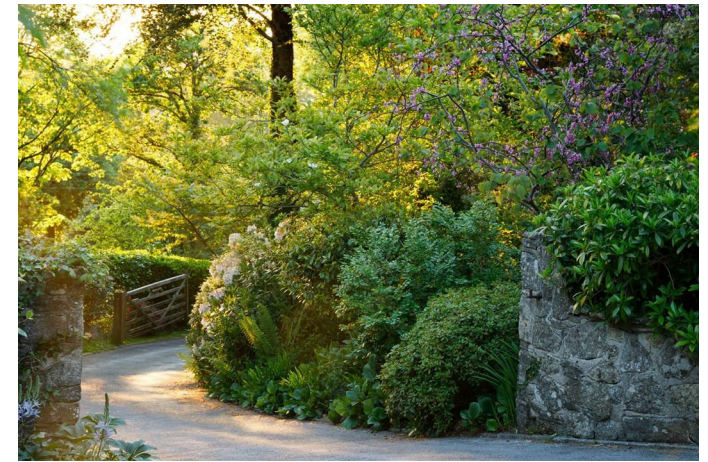
OUTSIDE

The gardens at Clouds Hill are a showstopper. Laid out on multiple levels and set in just under an acre of land, it is divided in to areas designed to enjoy the views, relaxing, dining and growing. It is partially designed by RHS Gold medal winning landscape designer Alice Meacham. Immediately adjoining the kitchen and sitting room is a paved terrace with a contemporary pond to it's centre, ideal for al fresco dining and taking in the sea view and surrounding woodland. The well stocked gardens have a variety of mature shrubs and herbaceous borders with a selection of specimen trees. There are fruit cages and a

separate vegetable garden with raised beds and a compost area. Several log stores and storage areas are also adjacent to the house for convenience.

SITUATION

Morcombelake has a village store and farm shop, while Whitchurch has a pub, village hall and parish church. From nearby buses run for Woodroffe, Colyton, Colfox and Thomas Hardye schools. The market town of Bridport lies approximately 6 miles to the East. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at



nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

SERVICES

Oil fired central heating, Septic tank for drainage, mains water and electricity are connected. PV panels. Broadband - Superfast broadband is available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

DIRECTIONS

What3Words///fled.drilling.rhino

MATERIAL INFORMATION

The first part of the driveway off the lane is shared with the two neighbouring properties.

LOCAL AUTHORITY

Dorset Council - 01305 251010
Council Tax Band F

Verriotts Lane, Morcombelake, Bridport, DT6

Approximate Area = 2498 sq ft / 232 sq m
Limited Use Area(s) = 124 sq ft / 11.5 sq m

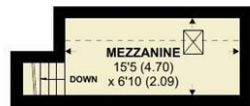
Garage = 499 sq ft / 46.3 sq m

Total = 3121 sq ft / 289.8 sq m

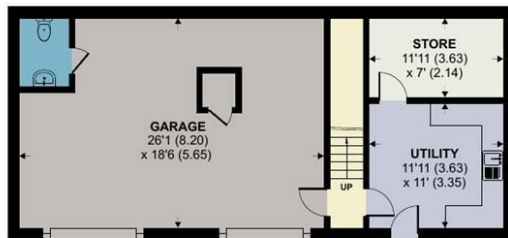
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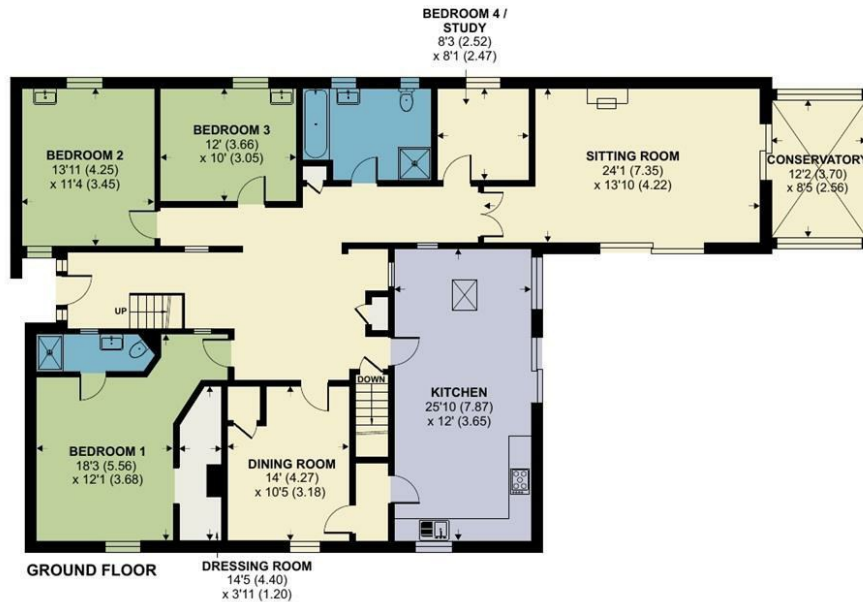
Denotes restricted head height



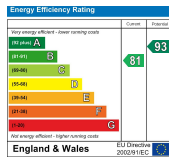
MEZZANINE



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1404739



Bridport/DME/03082026REV



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