

Symonds
& Sampson



Cairnhill

Shipton Gorge, Bridport, Dorset

Cairnhill

Shipton Gorge

Bridport

Dorset DT6 4LL

Substantial detached six bedroom house with a wealth of flexible accommodation, a lovely village location and views to sea at Burton Bradstock.



- Substantial accommodation
 - Double garage
 - Parking
 - Large studio
 - Garden

Guide Price **£1,000,000**

Freehold

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THE DWELLING

This house is all about scale and position. The breadth of accommodation that it offers is exceptional in this day and age with not only a conventional spacious six bedroom house but in addition an outstanding reception space that could be used in any number of ways and is currently used as a sculptor's studio. The position is unusually good, in an elevated edge of village location high over Shipton Gorge looking out across the village roofscape into Lyme Bay above Burton Bradstock. If it's space that you want there is no shortage of it here!

ACCOMMODATION

The accommodation is conventionally arranged around a large hallway with an attractive 'Barley Twist' staircase on the ground floor and an equally spacious landing above. On the south and west side of the house is the sitting room arranged around a fireplace that provides a focal point with double doors onto the terrace behind. Between the sitting room and the kitchen there is a formal dining room with a second set of double doors to the terrace.

The kitchen is fitted in contemporary style with a comprehensive range of floor and wall mounted units and cupboards with work surfaces over and a breakfast bar. Integral appliances include a gas hob, a double electric oven and a microwave. Behind the kitchen there is a utility room with a door to the garden. To the other side of the hallway there is a useful study, a cloakroom and a door to the integral garage while to the rear of the hall a doorway leads through to a lobby.





From the lobby there is a door through to what was an indoor swimming pool which was filled in to create a large double height studio space which could be used in many ways with a room off, currently used as a workshop/storage area.

Upstairs there are six bedrooms, three of which have ensuite facilities. Two bedrooms share shower rooms on the first and ground floors. One bedroom

is used as a library.

The property has gas fired central heating and is fully double glazed.

OUTSIDE

To the side of the house double gates lead through from a private road into an area of parking and turning for a number of cars with access to the

integral double garage. On the south side of the house there is an area enclosed by a mature beech hedge with an herbaceous border to one side and a number of attractive ornamental trees punctuating the lawn.

On the west side of the property a terrace runs the width of the house with access from both the dining room and the sitting room. The terrace looks down



on the most formal part of the garden that is planted with an array of mature herbaceous and shrub plants and has some decorative paving. An archway leads through to the most private part of the garden which is accessed from the studio and utility and is laid to lawn with areas of mature herbaceous planting enclosed by further beech hedging and timber fencing. To one side there is a raised vegetable garden and a greenhouse behind which there is a garden shed. A paved terrace runs to the width of

the studio part of the property and makes an outstanding outside entertaining area during the summer months.

DIRECTIONS

What3words:///alley.moon.graph

SERVICES

Mains electricity, gas, water and drainage.

Broadband - Superfast speed available.

Mobile - Inside coverage is limited/none whereas outdoors is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: G (Dorset Council - 01305 251010)

EPC: C

Energy Efficiency Rating		Current	Potential
Key energy efficiency - lower ranking costs			
A	Very energy efficient		
B	Energy efficient		
C	Decent		
D	Below average		
E	Average		
F	Below average		
G	Very energy inefficient		
England & Wales		72	78
EU Directive 2010/31/EC			77

Cairnhill, Shipton Gorge, Bridport

Approximate Area = 4083 sq ft / 379.3 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 4366 sq ft / 405.5 sq m

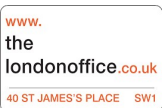
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1300007



Bridport/SVA/22012026REV



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