



ANCHOR HOUSE

Lulworth Cove, Wareham, Dorset



A NEWLY BUILT COASTAL HOME OF EXCEPTIONAL QUALITY AND ENERGY EFFICIENCY, POSITIONED ABOVE LULWORTH COVE WITH SEA VIEWS AND GENEROUS GARDENS.

Summary of accommodation

Ground Floor: Lobby | Four double bedrooms (two en suite) | Family bathroom | Utility and larder | Integral garage/store | Gym/additional bedroom/cinema room

First Floor: Reception hall with sliding doors to balcony and rear terrace | Kitchen and breakfast room | Dining area
Living room opening to sea-facing terrace and rear gardens | Snug | Study | Principal bedroom with dressing room and en suite bathroom

Roof: Electrically opening glazed hatch to roof terrace with sea and countryside views

Outside: Private driveway with extensive parking | Wrap-around gardens | EV charger

In all about 0.57 acres

Distances: Wool 5 miles (London Waterloo from 2 hours 28 minutes) Wareham 9.5 miles, Dorchester 13 miles
Weymouth 16 miles, Bournemouth Airport 25 miles
(All distances and times are approximate)

SITUATION

Anchor House occupies a superb, elevated setting above Lulworth Cove on Dorset's Jurassic Coast World Heritage Site and Area of Outstanding Natural Beauty. From the house, the South West Coast Path and the natural limestone arch of Durdle Door are both nearby, offering spectacular walking, cycling, swimming, beach sauna and paddle-boarding in pristine waters.

West Lulworth is a prized coastal village with cafés, two village pubs, two village restaurants and seasonal amenities clustered around the cove. Fish and lobster can be purchased directly from local fishermen, while day-to-day shopping and wider services are found at Wareham and Dorchester. Highly rated restaurants in the area include The Priory at Wareham; The Pig on the Beach and Shell Bay at Studland, as well as Catch and Rockfish both in Weymouth. Lulworth Castle is 3 miles away and there is a weekend farmers market at Wareham and Dorchester.

The area is well served for schooling. Well regarded independent schools nearby include Bryanston (20 miles); Canford (20 miles); Milton Abbey (18 miles); Clayesmore (26 miles); Sherborne (30 miles).

Wool station, about five miles away, provides direct mainline services to London Waterloo; Bournemouth Airport is about 25 miles away for UK and European flights.

THE PROPERTY

Completed to an exceptional specification, Anchor House combines clean contemporary architecture with natural Purbeck stone to sit comfortably in its dramatic coastal setting. The house runs entirely on electricity with no fossil fuels, backed up with solar panels to ensure low running costs for a large house. A private road leads to a wide driveway framed by stone gate piers with ample parking and a deep front garden.





The design flips the traditional layout to maximise light and the views. Four well-proportioned guest bedrooms occupy the ground floor, two with stylish en suite shower rooms, and all finished to an exceptional standard. This level also includes a family bathroom, a utility/larder, an integral garage with electric door and a versatile gym/additional bedroom. This room could also be used as a cinema room if desired.

Arriving on the first floor, the outlook opens up immediately: full-height glazing draws the eye to the cove and open sea beyond. An open-plan reception spans the depth of the house, with a beautifully crafted kitchen (large island and walk-in larder) flowing into a generous dining area for relaxed entertaining. To the seaward side, the living room centres on a fireplace and slides onto the expansive balcony with glass balustrade, perfectly oriented for sun and sea. A cosy snug offers a second sitting space with fireplace, and a large study provides a quiet work-from-home area.

The principal bedroom suite is a standout: superb coastal views, a fitted dressing room and a luxurious en suite complete with separate bath and walk-in shower. From the reception hall, a timber staircase rises to an electronically opening glazed roof hatch, revealing a private roof terrace that provides an atmospheric spot for sunset drinks and dining high above the cove.





GARDENS AND GROUNDS

Outside, unusually large gardens for this location wrap around the house backing onto woodland, providing a good level of privacy. To the rear, a broad, sheltered entertaining terrace is linked by wide sliding doors to both the kitchen/dining space and the living room, creating a seamless indoor-outdoor flow.

Lawns and further level areas sit to the side, offering scope for additional landscaping or outdoor kitchen if desired. A large shed in the corner of the garden provides additional storage.

In all, a rare turn-key coastal home in one of the UK's most iconic seascapes combining architectural quality, generous outside space and captivating, front-row views over Lulworth Cove.





PROPERTY INFORMATION

Services: Mains electricity, water and drainage. Air source heat pump. Under floor heating throughout. 22kw EV charger. 13 Solar PV panels. Super-fast broadband.

Tenure: Freehold

Local Authority: Dorset Council

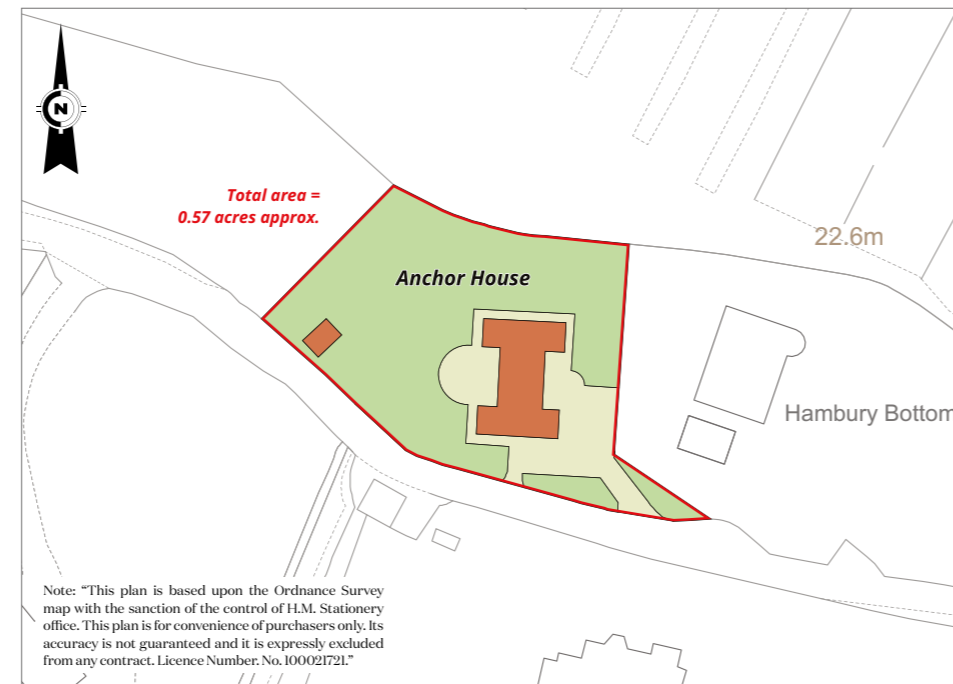
Council Tax: Band G

EPC Rating: A

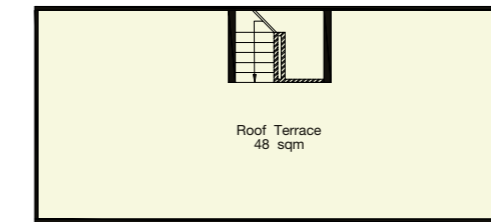
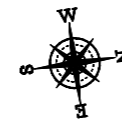
Directions

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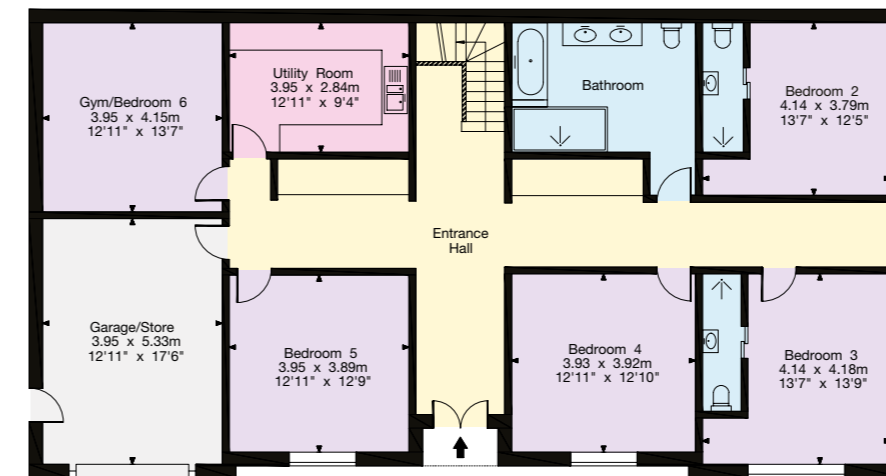
What3words: ///boardroom.lion.covenants



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

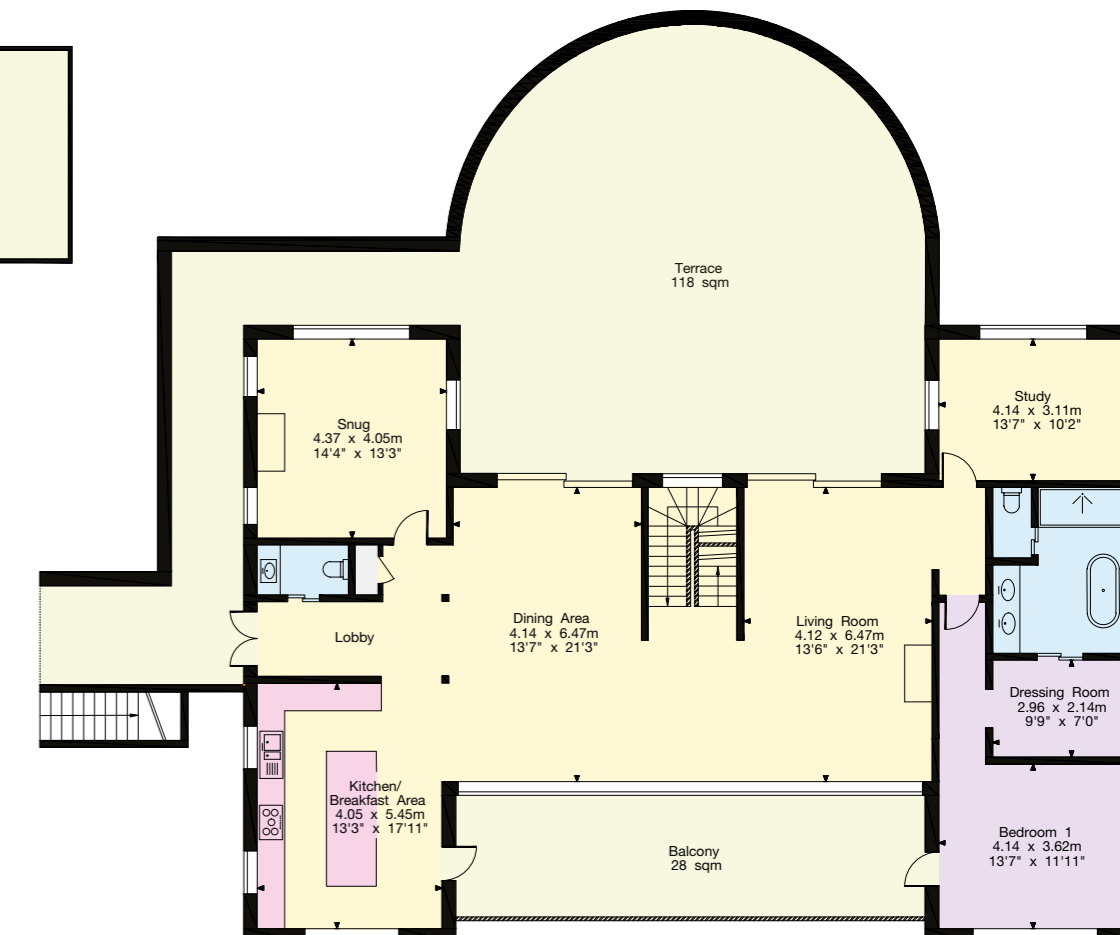


Roof Terrace



Ground Floor

Gross Internal Area (approx)
 Main House = 330 sq m / 3,552 sq ft
 Garage = 21 sq m / 226 sq ft
 Total Area = 351 sq m / 3,778 sq ft



First Floor

Gross Additional Area (approx)
 Balcony = 28 sq m / 301 sq ft
 Roof Terrace = 48 sq m / 516 sq ft
 Total Area = 76 sq m / 817 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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