



Symonds
& Sampson

Copplestones
Morcombelake, Bridport, Dorset

Copplestones

Morcombelake
Bridport
Dorset DT6 6DW

A spacious bungalow set in 1.26 acres of garden with panoramic views with separate accommodation for potential rental income.



- Detached
- Elevated south facing position
- Large garden plot 1.26 acres approx
 - Additional accommodation
- Stunning views of coast and countryside
 - Solar panels



Offers In Excess Of £750,000

Freehold

Bridport Sales
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THE DWELLING

This detached bungalow sits in an elevated position with panoramic views of the coast and countryside. Residing a plot of 1.26 acres approx, Copplestones has been extended and modernised, resulting in an impressive property of generous proportions. For those looking for an additional income, the property has a fully insulated studio and a 2-bedroom lodge with potential for use as an Airbnb. The grounds are extensive and separated into a number of different areas.

THE PROPERTY

The property is accessed through a recent extension clad in cedar. Here you will find a boot room/utility room, perfect for rural living. There is also a cloakroom located here. The kitchen is of particular note, spacious and wonderfully light, it has large glass door which frames the beautiful view perfectly. The kitchen itself has a number of integrated items including a wine fridge, steam oven and a Gagenhau gas hob set in the granite work surface. There is space for a table to sit 8 to 10 people. Moving forward the sitting room still has some original features including the wood floor and elm wood dividers. The room is centred around the wood burner at the far end. Large sliding doors open out onto the elevated terrace and the vista.

To the rear of the property is a central hall way with 4 double bedrooms off. The principle bedroom has a wall of built in storage and a wonderful ensuite with bath. The family shower room consists of a walk in shower, basin and WC.





OUTSIDE

Set in the 1.26 acres approx are two outbuildings, both with potential to generate income if so desired. There is a fully insulated garden studio with power and water. At the very top of the plot, well away from the main accommodation is a two double bedroom lodge which is in good order and with a wood burner, also blessed with the view like the house below. Off the property an elevated decked terrace provides an excellent place to enjoy the view and is ideal for al fresco dining. The garden itself has a number of areas including a wild flower garden dotted with mature shrubs and trees, a hot tub, as well as a productive

garden with a poly tunnel, green house and a number of sheds including a wood store. Beyond the lodge is finally a fruit orchard.

SITUATION

The property lies in the village of Morcombelake, which has a well stocked farm shop. The sea is accessible at Chideock and Charmouth, with walking along the coast path. The market town of Bridport lies approximately 4 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. 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.

DIRECTIONS

What3words:///reinvest.transfers.smile



SERVICES

Mains water, electric and private drainage. Oil fired central heating.

Electric heating in the lodge with a wood burner.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: F

Copplestones, Morcombelake, Bridport

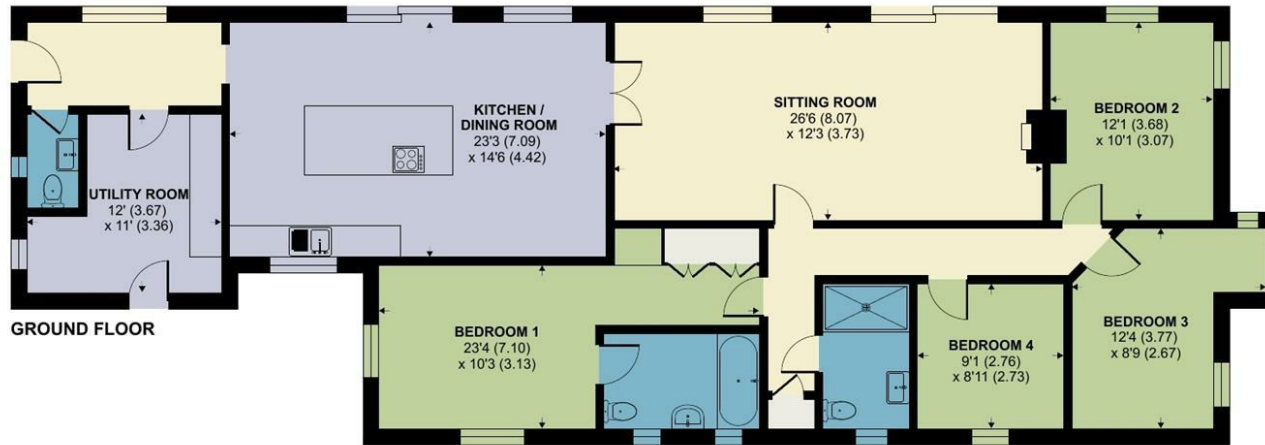
Approximate Area = 2218 sq ft / 206 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
94-100 A		91
81-93 B		
69-80 C		
55-68 D		62
49-54 E		
41-48 F		
35-40 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



LODGE



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: 1435255



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