

La Haye Cottage

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La Haye Cottage, School Lane

Wootton Fitzpaine, Bridport, , DT6 6NF

Charmouth 1.5 miles. Bridport 7.4 miles. Axminster 5.5 miles.

An elegant detached three-bedroom residence set within beautifully landscaped wraparound gardens, boasting far-reaching countryside views and an enviably peaceful village setting within an Area of Outstanding Natural Beauty.

- Detached house
- Versatile Snug/Bedroom 4
- Utility room and study
- Ample parking
- EPC: D
- 3 double bedroons
- Village location
- Wrap around garden
- Freehold
- CTB: F

Guide Price £750,000

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THE PROPERTY

La Haye is a beautifully detached two storey house set in the peaceful village of Wootton Fitzpaine. Thought to have been built pre1980/90s of Purbeck Stone, this property offers great potential for multi generational living and plenty of space for hosting.

Upon entering the property through the entrance porch, you are greeted with the hallway to the right of which is the kitchen/family room. This is a large space perfect for entertaining with dual aspect views and includes an oil fired aga, induction hob and plenty of space for a fridge and freezer. There is space for a large dining table. Leading off the kitchen is the utility room which provides additional storage and space for white goods as well as providing plumbing for a washing machine and tumble dryer. The utility room also houses the newly serviced boiler.

The utility room follows through to the snug, which has views towards the hills behind and can also be used as a downstairs bedroom, as well as a separate study with built-in desk and storage, there is private access from the driveway into the study, allowing scope to convert the snug and study into an annex.

Between the kitchen and snug is the dining room which currently has a large dining room table in, but it could also be used as a playroom. Off The entrance hallway is the sitting room with triple aspect views, a wood burner with Purbeck stone hearth, and French doors that lead out to the back garden. To the rear of the property is a downstairs WC as well as two useful built-in storage cupboards.

Stairs rise to the first floor with three good sized double bedrooms, all with fitted wardrobes and the family bathroom with Jacuzzi bath, wash basin and WC. The master bedroom has its own ensuite with walk-in power shower. There is a loft hatch with ladder and light to the partially boarded loft.

OUTSIDE

The large driveway has ample parking for at least six cars. The garden wraps all the way around the house allowing for ease of access, with three separate seating areas laid to patio and decking allowing you to soak up the sun late into the day. The garden is neatly landscaped with shrubs surrounding the borders and a garden shed for outside storage.

There is potential subject to planning for a garage to be built at the property.













SITUATION

Wootton Fitzpaine is a community lead village with lots of social activities, such as the village honesty shop offering local produce, the village hall which holds a local occasional coffee morning, is involved in the Art Reach program hosting Local bands and other art acts and the social club which has a bar, darts board and skittle alley for members to use. There is a converted phone box as the village library and a defibrillator outside the village hall.

It is roughly a 35 minute Walk to Charmouth Beach where local amenities can be accessed.

Bridport is approximately 7 miles. The thriving historic town of Bridport has a twice weekly market and offers a range of independent local shops, the town hosts many festivals. West Bay, with its attractive harbour, bathing beaches and access to the World Heritage coast is only a few miles to the south. Axminster is 5.5 miles with access to supermarkets, bus and train station and other amenities.

SERVICES

Mains water and electricity
Oil fired central heating.
Oil tank, in back garden.
Drainage - septic tank (housed in the back garden under man hole covers)
Broadband - Standard up to 11Mbps and Superfast up to 80Mbps.
Mobile phone service providers available is O2 for voice and data services inside and outside and EE, Vodafone and Three for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWING

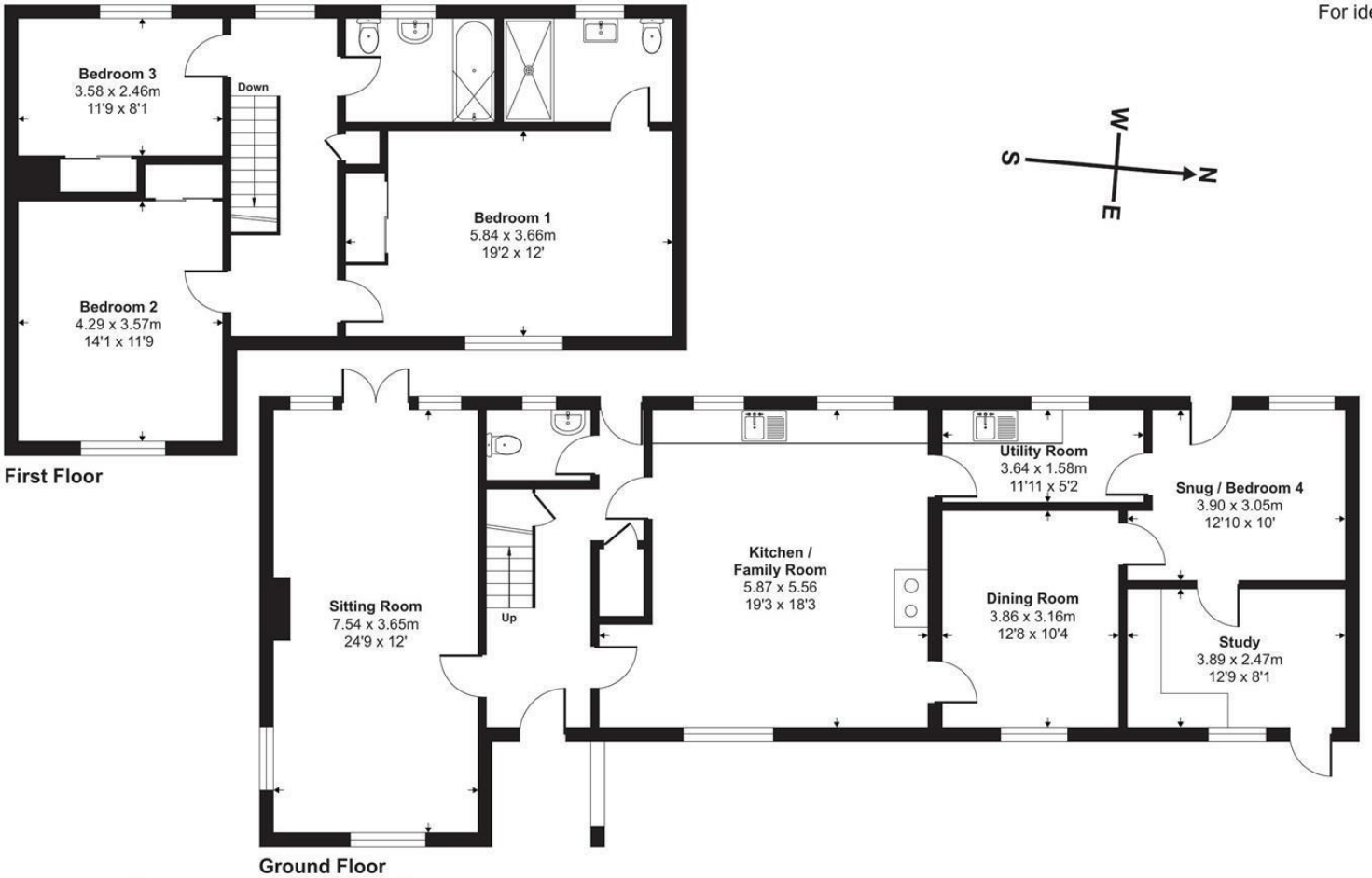
Strictly by appointment with Stags Bridport.

DIRECTIONS

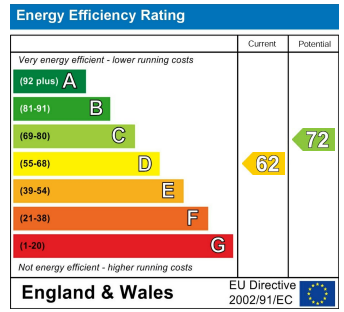
What3Words///loving.duty.easygoing

Approximate Area = 2024 sq ft / 188 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). ©nichecom 2025. Produced for Stags. REF: 1396810



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