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Templemans Ash, Pilsdon, Bridport, Dorset

# 2

## Templemans Ash Pilsdon Bridport Dorset DT6 5NX

A rare opportunity to acquire a charming rural home set within approximately 1.5 acres, enjoying stunning countryside views, extensive grounds and highly versatile accommodation.



 1.50 acre(s)

- Semi-detached
- Two double bedrooms
- Two reception rooms
- Separate utility room
- Large Garage/ workshop
  - Fenced paddock
- Driveway parking for numerous car
  - Oil central heating

Guide Price **£550,000**

Freehold

Beaminster Sales  
01308 863100

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## INTRODUCTION

An attractive and well-positioned rural home set within approximately 1.5 acres, enjoying far-reaching countryside views and offering spacious, versatile accommodation together with extensive parking. Believed to date back to around 1840, the property presents a rare opportunity to acquire a home where space, setting and character are all in equal measure. The property offers a wonderful sense of privacy and lifestyle potential, ideally suited to those seeking a more rural way of living. The current vendor has previously used the land as a smallholding, further enhancing its appeal for those with similar aspirations.

## THE PROPERTY

The accommodation is both generous and well-balanced, with a strong emphasis on light, space, and attractive outlooks throughout.

There are two well-proportioned reception rooms, each offering a versatile layout suitable for both formal and informal living. These inviting spaces are filled with natural light and provide comfortable areas for relaxing, entertaining, or working from home, with a pleasant sense of openness and flow.

The kitchen is well positioned to take full advantage of the surrounding views, creating a bright and enjoyable space that forms the heart of the home. It is both practical and functional, whilst also offering excellent scope for modernisation or enhancement, should the new owner wish to personalise it further.

Upstairs, the property offers three comfortable bedrooms, all enjoying appealing rural outlooks that reinforce the home's peaceful setting. The sense of space and calm continues throughout this level. The accommodation is completed by a modern family bathroom.

## OUTSIDE

The grounds are a particular feature of the property, extending to approximately 1.5 acres and providing a superb outdoor setting.

Predominantly laid to open space, the land offers a variety of potential uses, subject to the necessary permissions, whether for gardening, recreation, or those seeking a more lifestyle-led rural environment. The elevated position enjoys far-reaching views across the surrounding countryside, creating a peaceful and picturesque backdrop. There are also stunning distant sea views, along with undulating rolling hills, further enhancing the property's peaceful and scenic setting. The land has previously been used as a smallholding, with livestock including sheep, geese, chickens and turkeys.

To the front and side of the property is extensive off-road parking for numerous vehicles, adding excellent practicality to this already versatile home. In addition, there is a substantial double garage/workshop with power and lighting, together with a separate store room and WC. This highly versatile outbuilding offers excellent scope for a variety of uses, subject to the necessary permissions.

## SITUATION

Templemans Ash is a tiny hamlet lying on the B3165 between Broadwindsor and Birdsmoorgate. Broadwindsor is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ miles north of Bridport. Amenities include public house, village hall, church, primary school, community shop with a visiting Post Office on a Tuesday and Friday mornings and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

## DIRECTIONS

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## SERVICES

Mains electricity. Solar panels owned outright.  
Private well and borehold.  
Shared septic tank with No. 3.  
Oil central heating and wood burner.

### Broadband

Standard and ultrafast is available.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Mobile Phone Coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.  
<https://www.ofcom.org.uk/mobile-coverage-checker>

## LOCAL AUTHORITY

Dorset Council - 01305 251010  
Tax Band D.

## MATERIAL INFORMATION

This property has restrictive covenants which is the case with some properties. The vendor has no knowledge of any issue caused by the covenants For further information please contact the office.



# Templemans Ash, Bridport

Approximate Area = 1224 sq ft / 113.7 sq m

Garage = 678 sq ft / 62.9 sq m

Total = 1902 sq ft / 176.6 sq m

For identification only - Not to scale

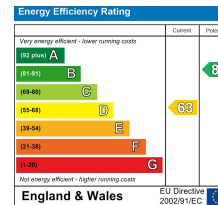


GROUND FLOOR

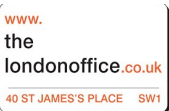


FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1432771



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