



Purcombe







Purcombe

Pilsdon, Bridport, , DT6 5NY

Bridport 6 miles. Lyme Regis 9 miles. Charmouth 6 miles.

A very historic farmhouse in a wonderful country setting with stunning views

- Grade 2* listed farmhouse
- 5 Bedrooms, 3 bathrooms
- Excellent home & income potential
- Extensive outbuildings
- Very special rare opportunity
- Lovely setting with stunning views
- 4 Reception plus kitchen/dining
- Mobile home & barn with planning for holiday cottage
- In all about 2.2 acres
- Freehold. Council Tax Band C

Guide Price £725,000

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THE PROPERTY

Purcombe is a charming, very historic and well appointed, detached period farmhouse with outbuildings and in a wonderful peaceful country setting with stunning views in the beautiful Marshwood Vale.

The property has a very special historic background, as reflected in its grade 2* listing (particularly important buildings of more than special interest), dating from 1504/5 with later additions and described as a remarkably well preserved vernacular building which the original and unusual plan can be clearly discerned in the historic fabric. It is built of stone and cob under a thatched roof.

The previous ownership lasted for three generations and under the current ownership, since 2009, the property has been subject to considerable, yet very sympathetic, alteration and refurbishment to a very high standard, whilst still retaining its considerable original charm and history.

The long list of character features include flagstone flooring, exposed beams, plank and muntin partitions, elm doors, a wall painting depicting a religious figure, window seats, inglenook fireplace with former bread oven, timber stair and much more.

The many fine features include oil-fired central heating with bellow/cast iron style radiators and wood-fired cooker range, farmhouse style kitchen with solid wood painted units and bespoke period style sanitaryware, including a rolltop bath.

The accommodation is extensive, versatile and of great character.

Ground floor – Entrance porch, cross-passage hall, living room, study with secret bookcase door, shower room with staircase to bedroom 2, bedroom 1 with en-suite shower room, bathroom/wet room (former dairy), office, kitchen/dining room, dining room/garden room (floor featuring spare parts from traction engine), living room

First floor - 4 Bedrooms (some featuring vaulted beamed ceilings)

HOLIDAY LETTING BUSINESS/HOLIDAY COTTAGE PLANNING

There is a Certificate of Lawful Use Existing for the mobile home (March 2021) and also planning for Change of Use and conversion of an outbuilding to form a full holiday accommodation (there may be potential for alternative uses ie as an annexe, subject to any appropriate consents). The mobile home has been offered for holiday lettings through Airbnb.

OUTSIDE

In total, the land extends to about 2.225 acres.

The farmhouse is set well back and screened from the lane, with a driveway and extensive parking plus an attractive front cottage garden. There are lovely lawned gardens, two large orchards (with an abundance of fruit including apple , pear, plum , fig and apricot) , small vegetable area with greenhouse and stunning long range views over the Marshwood Vale taking in the hill forts of Lamberts and Coneys Castles and Pilsdon Pen and across the West Dorset countryside.





Extensive Outbuildings – Detached former dairy building providing utility stores, tractor store plus outside washroom and attached orangery/barn (planning permission for holiday cottage to provide open plan living room/kitchen, 2 bedrooms, 2 bathrooms) incorporating biomass and oil-fired boiler.

AGENTS NOTE

The sellers are retaining the large neighbouring barn and part of the surrounding land for their own use.

The sellers will have a vehicular right of way over the south orchard (field number 1104).

The sellers will erect new fencing on the northern boundary prior to completion.

The sellers will remove the outside wash room , cap off drainage and block up door prior to completion.

SITUATION

Purcombe occupies a lovely rural setting with no immediate neighbours, in the beautiful Vale of Marshwood. It lies within an Area of Outstanding Natural Beauty (AONB). The property is close to the hamlets of Pilsdon and Shaves Cross, the latter which has a picturesque, thatched, public house.

The thriving Georgian market town of Bridport is very nearby, famed for its wide streets and twice weekly street market. The town offers excellent shopping, business and leisure facilities. There is also easy access to the Jurassic Coast at West Bay, Eype, Seatown and Charmouth, together with the towns of Lyme Regis and Beaminster.

SERVICES

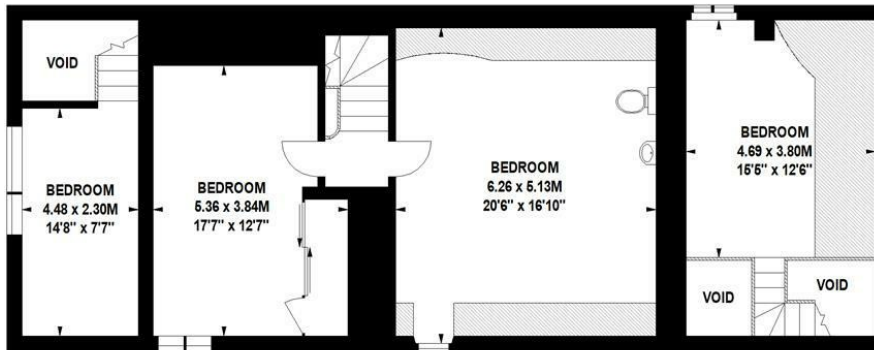
Mains electricity and water. Septic tank drainage (replaced 2009). Oil-fired central heating.

VIEWINGS

Strictly by appointment with Stags Bridport

DIRECTIONS

From Bridport town hall drive down West Street, at the mini-roundabout turn right onto the B3162, signed Salwayash. At Dottery crossroads (after about 1.5 miles) turn left to Broadoak and Marshwood. At Shaves Cross continue on the same lane for a further 0.3 miles and then turn right onto Batts Lane, Purcombe is found after 0.4 miles on the left. On Google Maps - Purcombe is marked as ' A Place at Pilsdon. '



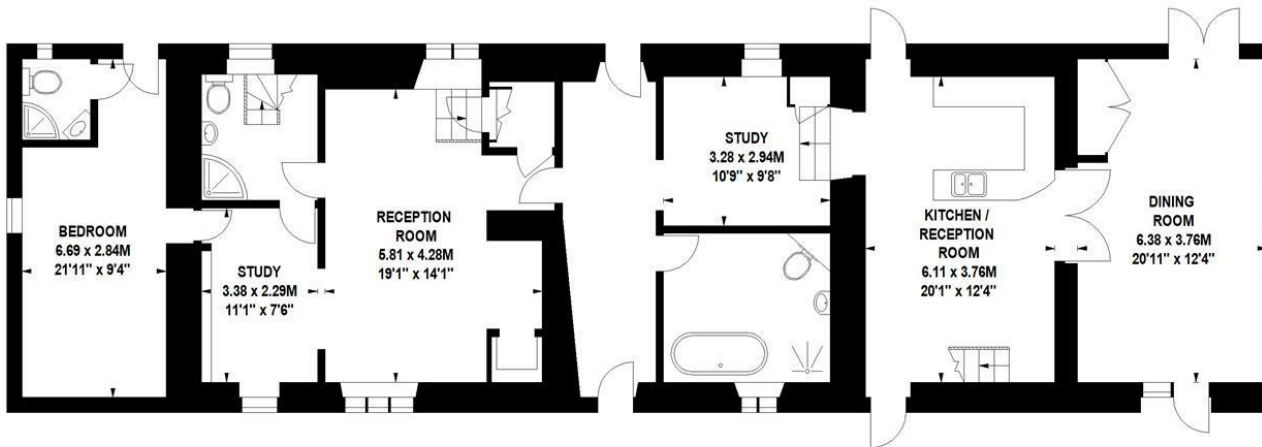
**Purcombe Farmhouse,
Pilsdon, Bridport, Dorset, DT6**

Approximate Gross Internal Area 257 sq m / 2766 sq ft

Under 1.6m head height



First Floor



Ground Floor

Floor Plan produced for Stags - Bridport by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



