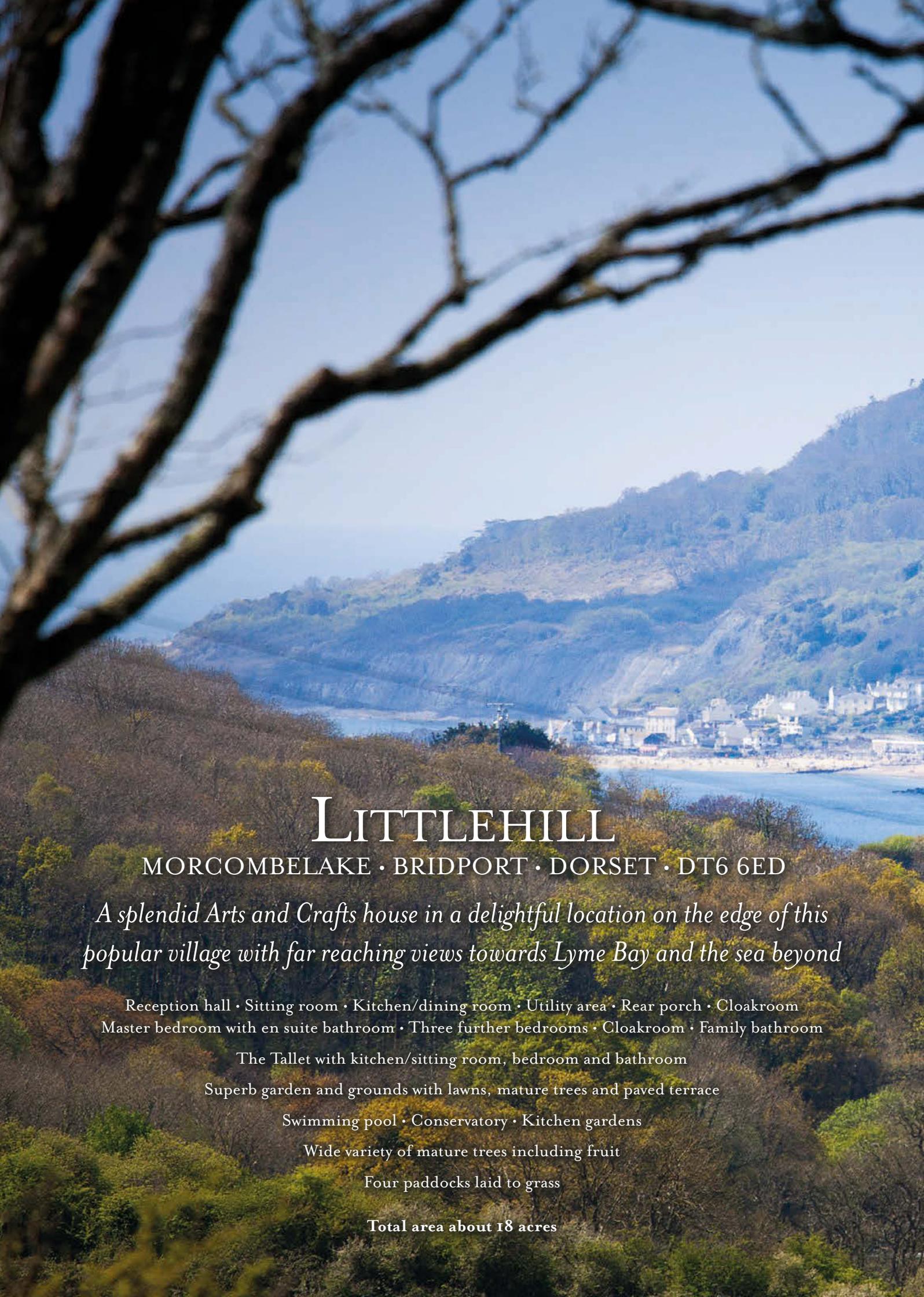


LITTLEHILL



MORCOMBELAKE • DORSET

savills



LITTLEHILL

MORCOMBELAKE • BRIDPORT • DORSET • DT6 6ED

A splendid Arts and Crafts house in a delightful location on the edge of this popular village with far reaching views towards Lyme Bay and the sea beyond

Reception hall • Sitting room • Kitchen/dining room • Utility area • Rear porch • Cloakroom
Master bedroom with en suite bathroom • Three further bedrooms • Cloakroom • Family bathroom

The Tallet with kitchen/sitting room, bedroom and bathroom

Superb garden and grounds with lawns, mature trees and paved terrace

Swimming pool • Conservatory • Kitchen gardens

Wide variety of mature trees including fruit

Four paddocks laid to grass

Total area about 18 acres



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Situation

Morcombelake sits under Hardown Hill approximately four miles west of Bridport and has a small chapel/church of about 1841. Other villages of note in the area include Chideock, Charmouth and Whitchurch Canonicorum. The local towns of Bridport and Lyme Regis both provide an excellent variety of shopping, educational and cultural facilities with Bridport having a Waitrose and the Electric Palace Theatre. Communications in the area include the A35 which provides a route to the A31 and London. Mainline railway stations are available at Axminster and Dorchester to London Waterloo. Dorset is well served by a wide variety of independent schools including Sherborne School for Boys, Sherborne Schools for Girls, Canford, Bryanston and Leweston. The surrounding area and coastline is renowned for its

Outstanding Natural Beauty and includes such beauty spots as Golden Cap and the famous cliffs at West Bay. Sporting facilities in the area include golf at Lyme Regis and West Bay, horse racing at Wincanton, Exeter and Bath and water sports can be enjoyed along the Jurassic coastline.

Description

Littlehill, which was modernised in the late 1920's/early 1930's has handsome colourwashed elevations under a tiled roof and was designed by the architect Scott Naylor after Charles Voysey who was a renowned Arts and Crafts architect. This stylish house has attractive light and spacious accommodation which is predominantly open plan to the ground floor and comprises reception hall, sitting room, kitchen/dining room, four

bedrooms and two bathrooms, benefitting from electric wet system central heating. There is also a detached Cottage called The Tallet and a useful outbuilding with garage, office, a studio, WC and sink with hot and cold water. Features include open fireplaces in sitting room and dining room, interesting architectural features, Aga and pantry in the kitchen/dining room, woodblock flooring to many rooms and a feature staircase. Fine views are enjoyed across the gardens from the front elevation towards the Marshwood Vale and Lyme Bay beyond. The garden provide an enchanting setting and comprise lawns, mature trees, orchard, large kitchen garden, swimming pool and paddocks.

Accommodation

Please see floor plans.













LITTLEHILL

Gross internal area (approx) :-

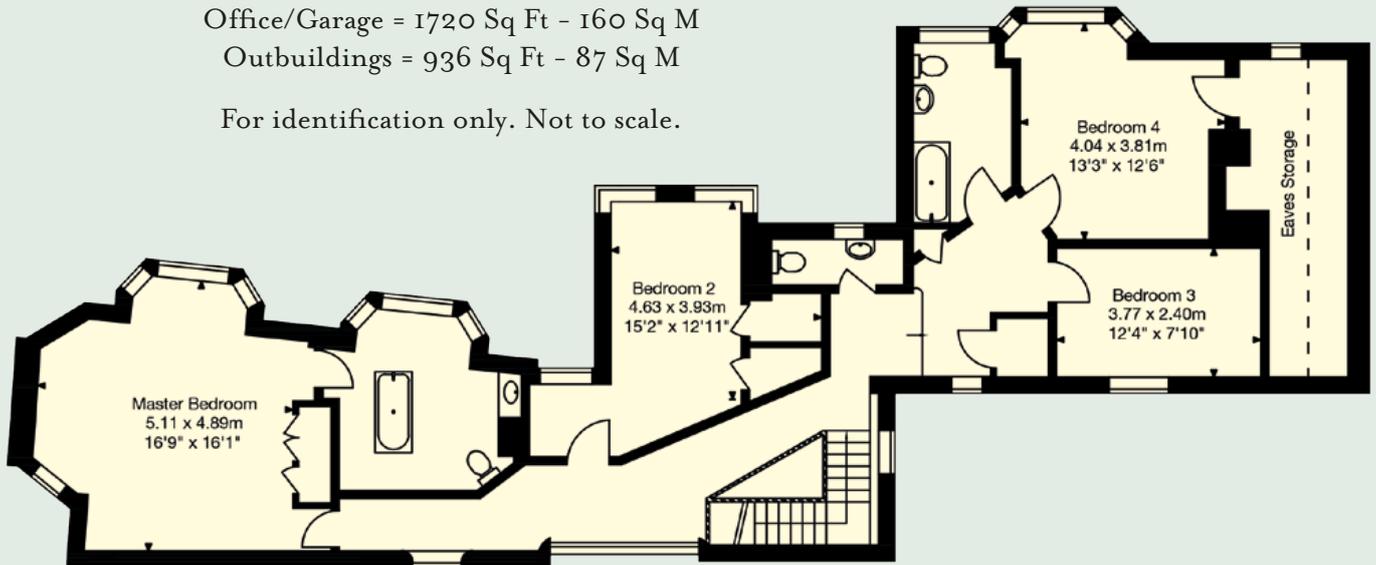
House = 2595 Sq Ft - 241 Sq M

The Tallet = 425 Sq Ft - 40 Sq M

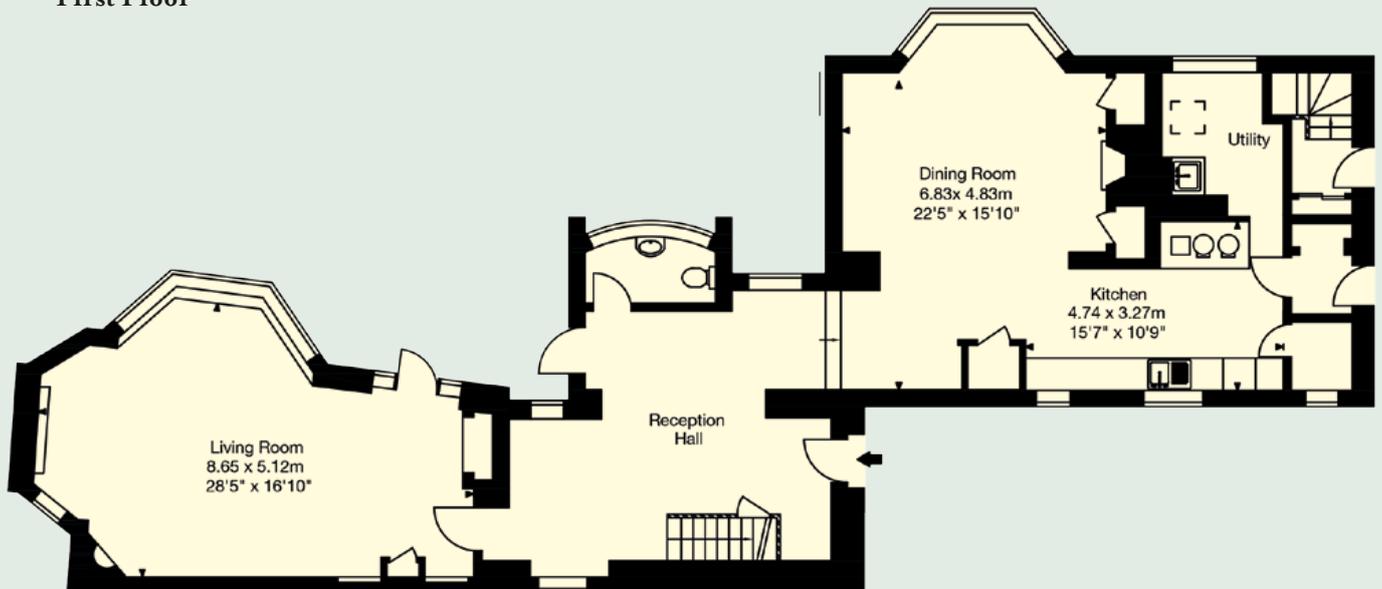
Office/Garage = 1720 Sq Ft - 160 Sq M

Outbuildings = 936 Sq Ft - 87 Sq M

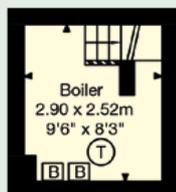
For identification only. Not to scale.



First Floor



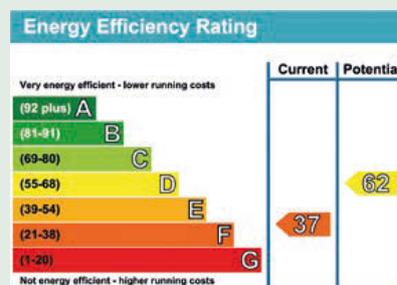
Ground Floor



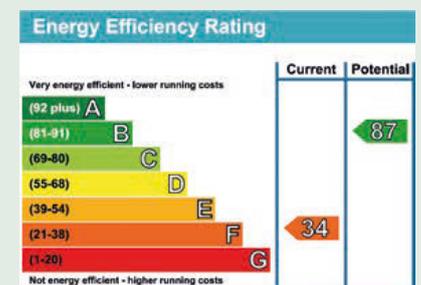
Cellar

- Main House
- The Tallet
- Office/Garage
- Outbuildings

Main House

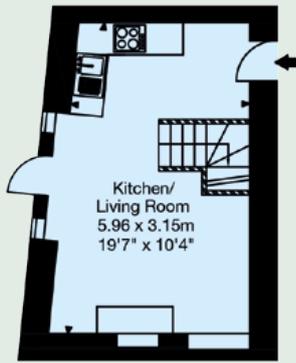


The Tallet

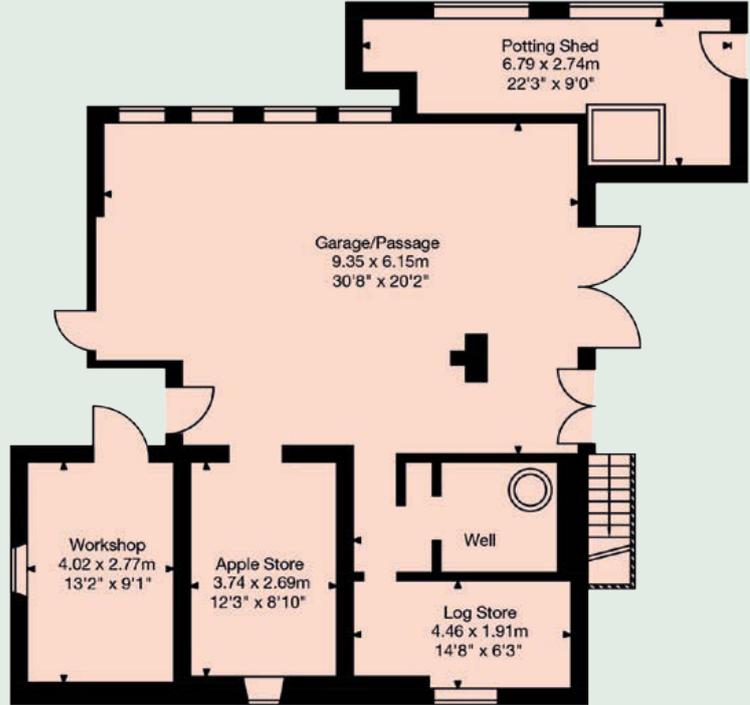




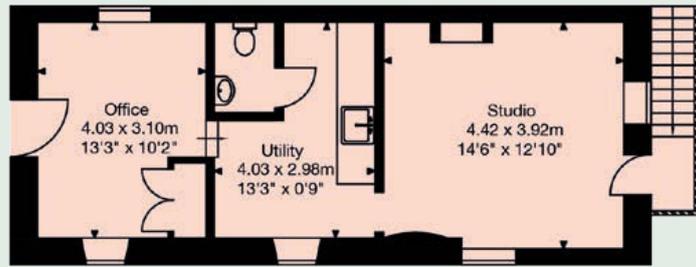
First Floor



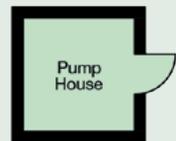
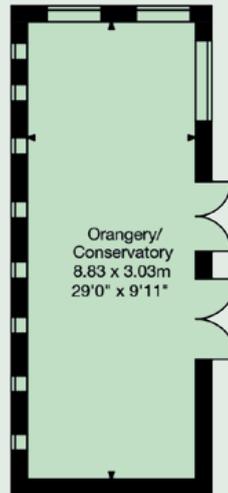
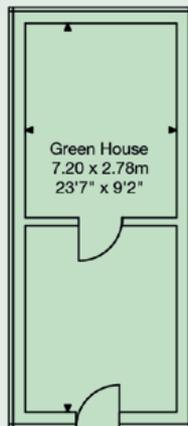
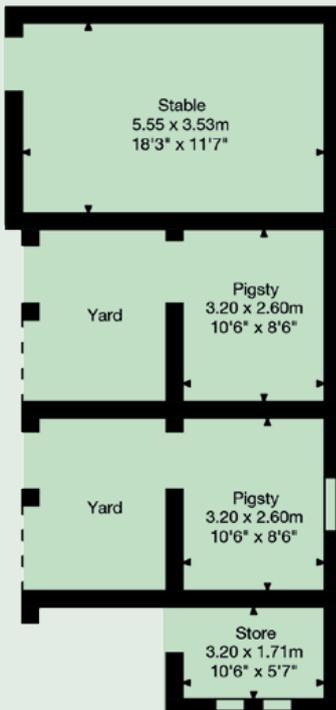
Ground Floor



First Floor



Ground Floor







Outside

Double gates leading to spacious, gravelled parking area and adjacent outbuilding comprising double garage, two store rooms, workshop and a first floor office with two studios as well as a useful garden store. Detached Cottage (The Tallet) with kitchen/sitting room, bedroom and bathroom, parking area and gardens.

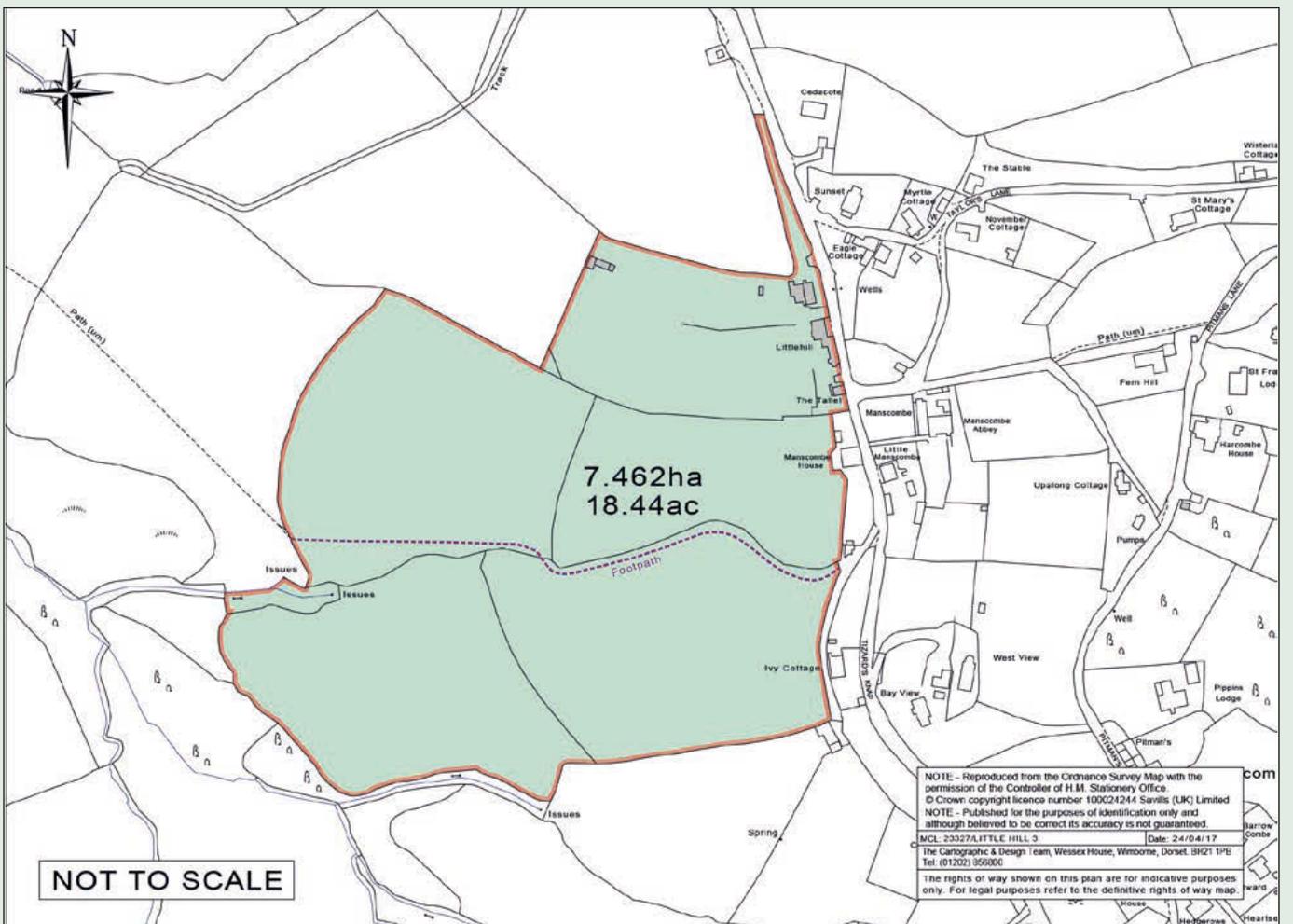
The formal gardens provide a charming setting and comprise paved terraces, sweeping lawns interspersed with lime trees, a herb garden, an area of level lawn previously used for a tennis court, many well stocked beds and borders, variety of wild flowers, swimming pool and adjacent conservatory, ornamental pond, hedging, two areas of orchard producing apples and pears of various types. There is an excellent variety of mature trees including lime, sycamore, eucalyptus, oak, acacia, copper beech and pine.

On the western side of the gardens are the flower gardens which also include a small kitchen garden with soft fruit section and various pathways which lead to an area of woodland. Greenhouse producing black and white grapes and also a vegetable garden known as The Long Garden which is prolific since it is well maintained, sheltered by tall hedges and providing a large range of vegetables for supply practically all year. The gardens being situated on a promontory known as Tizards Knapp, also provide some fantastic views looking predominantly south and west towards Lyme Bay and the sea to the north west across the Marshwood Vale to Lambert Hill.











GENERAL REMARKS AND STIPULATIONS

Services

Mains electricity and water. Private drainage. Electric wet system central heating. Please note that the working condition of any of the services or kitchen appliances has not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

Local Authority

West Dorset District Council,
South Walks House, South Walks Road, Dorchester, Dorset DT1 1UZ.
Tel: 01305 251010

Important Notice

Savills, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Post Code

DT6 6ED.

Directions

From Bridport, proceed in a westerly direction along the A35 passing through Chideock and into Morcombelake. Drive to the end of the village and after the Art Gallery on your right, take the next turning on your righthand side. Follow for half a mile until you see the end of Taylors Lane on your right. Littlehill is immediately opposite this on your left hand side.

Viewing

Strictly by appointment with Savills.



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