

THE OLD DAIRY

SWANAGE • DORSET



Worth Matravers ¾ mile • Swanage 9 miles • Studland (Ferry to Sandbanks & Poole) 7.5 miles • Bournemouth airport 27 miles

THE OLD DAIRY

WORTH MATRAVERS • SWANAGE • DORSET • BH19 3LL

METICULOUSLY PRESENTED LISTED GRADE II BARN CONVERSION WITH SELF-CONTAINED ONE BEDROOM ANNEXE, SOUTHERLY FACING GARDEN AND PADDOCK BACKING ONTO OPEN FARMLAND WITH DISTANT SEA VIEWS

ACCOMMODATION

Entrance Porch / Boot room • Kitchen • Sitting room • Utility room • Bathroom
Principal bedroom with shower room • Guest bedroom with shower room • Bedroom 3 • Self-contained one bedroom annexe
Attractive gardens and terrace • paddock • Parking
In all about 0.9 acres



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SITUATION

Renscombe is a Grade II Listed building thought to date back to the 17th century and is situated about half a mile outside the picturesque village of Worth Matravers, with the famous Square & Compass public House and just a short walk from the World Heritage Coastline and South West coastal path. The village of Worth Matravers stands on a headland approximately 4 miles to the west of the seaside resort of Swanage which has an excellent range of shops, restaurants and pubs as well as an award winning sandy beach. Some 9 miles away is the market town of Wareham which has a mainline rail link to London Waterloo (approximately 2½ hours). The chain-link ferry at Studland gives access to Sandbanks and Poole and Bournemouth airport is about a 40 minute drive.

DESCRIPTION

The Old Dairy forms part of this most attractive range of former farm buildings in a breathtaking elevated location on the southern edge of the sought after village of Worth Matravers, in the Purbeck Area of

Outstanding Natural Beauty.

Listed Grade II as being of architectural merit, the buildings have undergone high quality, sympathetic conversion, now providing an individual, characterful coastal dwelling, retaining many original features, but also providing comfortable modern family living spaces. Built of Purbeck Stone, with exposed internal walls, vaulted ceilings with roof lights and painted roof timbers, the property exudes light and space. The main house has underfloor heating and the charming 'Owl's Nest', a one bed cottage, has electric radiators. The front door of the entrance porch opens into a boot room area which has been fitted out with ample storage for coats and shoes with a door leading into the inner hallway. The Sitting Room is light and spacious but with a cosy feel. A door provides direct access to the rear terrace, overlooking the garden. The Kitchen / Diner has a bespoke kitchen, painted stone walls, and vaulted ceiling and views over the garden. The Master Bedroom has wooden flooring, triple aspect windows and a door to the rear terrace. There are two further

bedrooms in the main house and three bath/shower rooms with Purbeck stone floors.

The Owl's Nest is a cosy one bedroom, self-contained annexe which has separate access from the house directly from the driveway. Ideal for friends, relatives or for income generation.

HISTORICAL NOTE

The earliest known settlement at Renscombe was in the Stone Age and again around 1300 BC. The next known recording of the farm is 987 AD and 100 years later it was mentioned in the Domesday Book. The Land passed to Lord Chancellor Eldon in 1811 of the Encombe Estate and through generations of the Scott family until the farm was sold around the turn of the 21st century.





OUTSIDE

Double electric wooden gates open into a courtyard parking area, which will accommodate several vehicles. The driveway is of natural stone chippings with stone paved steps and path leading to the front door and a stone terrace continues around the side of the property to the rear garden. Enclosed with high Purbeck Stone walls, this area is sheltered and private. The stone wall continues along the southern boundary to the edge of the rear garden, where Estate style fence and gate separate the garden from the paddock. The rear garden, raised from the main house has a full width stone terrace bordered with Purbeck stone retaining walls planted with cottage garden plants, the perfect place to watch the sunset over the Hounstout headland.

A 'Shepherd's Hut' style building provides garden storage, an outside office, or summerhouse. The paddock extends beyond the garden has a shepherd's hut for storage, and local sheep graze by informal agreement.

EDUCATION

Dorset is particularly well served with independent schooling including Bryanston, Milton Abbey, Canford, Clayesmore, Leweston and the Sherborne Schools.

DIRECTIONS

Approaching the village from either direction pass the Square & Compass public house, bear right and proceed through the village passing the duck pond on the left hand side. Proceed along Weston Road, which goes into Renscombe Rd, which peters out at the barns. The entrance to the Old Dairy is straight ahead before going around the left hand bend.

SERVICES

Mains electricity and water. Private drainage. Oil fired 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.

ACCOMMODATION

Please see floor plans.

LOCAL AUTHORITY

Dorset Council

Tel 01929 556561

VIEWING

Strictly by appointment with Savills.

POSTCODE

BH19 3LL



The Old Dairy, Worth Matravers, Swanage, Dorset BH19 3LL

Main House 147.5 sq m/1,590 sq ft

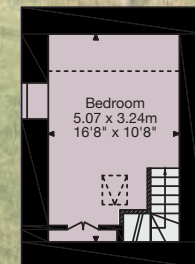
Annexe 34.3 sq m/367 sq ft

Total Area 181.8 sq m/1,957 sq ft

(Including Limited Use Area (32 Sq Ft - 3.0 Sq M))



Ground Floor



First Floor



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