



STAGS

Hunts Holme

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Monkwood

Bridport 5.2 miles Beaminster 5.7 miles

- Farmhouse Kitchen,
- 3/4 bedrooms,
- Snug/bedroom 4,
- Annexe potential,
- Family bathroom, en suite and shower room,
- 2.8 acres of paddock and gardens and pond.
- Country views.
- Range of outbuildings

Guide price £750,000

SITUATION AMENITIES

Hunts Holme occupies a prime position in the picturesque Marshwood Vale enjoying views of the beautiful surrounding countryside. The house sits on the outskirts of Shave Cross, a small village that nestles in the Marshwood Vale with a popular village pub. Approximately 4 miles to the south is the vibrant market town of Bridport, which has a twice weekly market as well as regular farmers' markets, a range of shops and services including a medical centre, restaurants, a renowned art centre, a cinema, leisure centre, supermarkets, a museum and a number of sought after state and private schools. The quaint fishing village of West Bay, with its pretty harbour, shops, cafes and art galleries, can be found further to the south with easy access to the beaches and many beautiful coastal walks. The area forms a part of the Jurassic Coast, World Heritage Site with lovely bathing and fishing beaches and enough to entertain any age with the wealth of activities throughout the region. There are good road and rail links that connect the area readily to London and to the West Country.

DESCRIPTION

Hunts Holme is a unique detached country home set in this idyllic, yet convenient position in the popular Marshwood Vale, close to Bridport and the Jurassic Coast. Despite its obvious charm the house was actually built from scratch in 2000 and designed by the current owner. The property combines a feeling of farmhouse charm with all the convenience of modern living. Offering flexible accommodation including entrance hall, sitting/dining room with inglenook fireplace, fantastic farmhouse kitchen/dining room with



A unique country residence set in a rural yet convenient position close to Bridport and the Jurassic Coast. EPC Band D.





further fireplace with log burner. Adjacent to this is a large rear entrance hall which could form the entrance to a separate annexe. Off of this hallway is a large utility room which could double up as a small kitchen, shower room and bedroom four/snug. On the first floor is a master suite with dressing room and en suite bathroom, two further double bedrooms and a family bathroom. The house sits in 2.8 acres of private grounds enjoying some far reaching views across the Marshwood Vale. Hunts Holme would be ideal for those looking for a rural home with all the charm of a period farmhouse without the maintenance!

OUTSIDE

Hunts Holme is approached from the lane via a private driveway leading to a parking and turning area and space for a number of vehicles. Adjacent to the parking area is the timber framed car port and garage with light and power connected. On the opposite side of the courtyard is a brick and stone outbuilding and can lend itself to a number of uses. Beyond the parking area is a garden with raised beds and the paddock lying beyond. To the side of the house is a wonderful covered outdoor sitting area, ideal for al fresco entertaining. The formal garden lies to the rear and is laid to level lawn. This is separated from an area of amenity land via a post and rail fence which leads to a large duck pond. On the opposite side of the lane is a further area of copse. Overall this is a delightful, convenient, rural property set in a charming West Dorset position.

DIRECTIONS

From our Bridport office on South Street head north to the town hall turning left at the traffic lights. Proceed down West Street travelling over the first mini roundabout and turning right at the second onto the B3162 North Allington. Continue along this road out of town passing Washingpool Farm and at Dottery Cross (after about a mile) turn left signposted Broadoak and Shave Cross. Follow along the road for approximately 2.5 miles and turn right signposted Stoke Abbot and Beaminster. Hunts Holme is the first property on the left.

LOCAL AUTHORITY

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

SERVICES

Mains water. Private drainage. Oil fired central heating. Mains electricity.

VIEWINGS

Strictly by appointment only through Bridport Stags call 01308 428000.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
20-40%	A		
41-45%	B		80
46-50%	C		
51-55%	D		
56-60%	E	56	
61-65%	F		
66-70%	G		
71-75%			

EU Directive 2002/91/EC

