

STAGS

Penfold







Penfold, Icen Lane

Shipton Gorge, Bridport, Dorset, DT6 4PP

Shipton Gorge Village 0.7 mile. Jurassic Coast/Burton Bradstock 3 miles. Bridport 4 miles

A superb contemporary house set in extensive grounds and enjoying stunning far-reaching views over the Bride Valley and to the sea beyond

- Impressive, spacious and versatile 2,455sqft
- 3-4 Bedrooms (potential 5)
- Large open plan living/dining room/kitchen, snug, study
- 3 stable blocks, adjoining fields formally used for horses and bridle paths opposite
- In all about 2.25 acres, Lovely country setting
- Wonderful panoramic country views to the sea
- 3 Bathrooms (all en-suite)
- Very high quality specification with many interesting bespoke design features
- Extensive gardens/grounds and outbuildings
- Freehold. Council Tax Band G

Guide Price £1,350,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

THE PROPERTY

Penfold is a very impressive detached contemporary house set in lovely extensive gardens and grounds and occupying a superb, elevated, south facing position with wonderful long range views over the beautiful Bride Valley and to the sea, with stable block plus field/paddock. It was only built and completed in 2022 to a bespoke design, supplied by Potton, of timber frame construction using high quality materials, having rendered block and maintenance-free panelling, manmade slate roof and maintenance-free aluminium rainwater goods and balcony railings.

The house has been carefully designed to take full advantage of the views with plenty of space and light, featuring large windows and bi-folding doors. There are numerous interesting design details including a double height hall, oak and glazed staircase, large deep windows, wrap around balcony and covered patio area adjoining the dinning area with bi-folding doors.

The house is well thought out, giving plenty of flexibility to suit individual needs, including the option of snug/4th bedroom and the potential to create a further bedroom from the current open plan first floor study.

The excellent specification includes mains gas-fired underfloor heating with individual thermostats, wood windows with aluminium powder coated outside faced frames, for low maintenance, and bi-folding doors, quality kitchen with oak worktops, island with granite worktop, cooker range, integrated dishwasher and Quooker tap, quality wet room fittings with the main en-suite featuring a rolltop bath, quality floor coverings including Travertine natural stone tiles, wood style tiling running through to the outside patio area which runs around the whole house, central freestanding 4 glass sided wood burner, oak doors and water softener.

The extensive gardens and grounds and good range of outbuildings are also a further feature, benefitting from comprehensive landscaping and upgrading.

Penfold is a wonderful, unique home of a type and quality which is rarely available on the open market, viewing is strongly recommended by the sole agent, Stags.

OUTSIDE

Penfold is set well back from the lane, elevated and approached over a long gravel driveway, with extensive parking and turning.

Extensive range of outbuildings –

Open-fronted double carport, 2 stables and store
Detached studio/home office (insulated plus power and light and with sink)
Timber workshop/small barn, 2 sheds, greenhouse and woodstore

Wrapping round the property is an extensive veranda/terracing plus covered dining area.

Wonderful open gardens and grounds, predominantly south facing and down to grass/lawn. The centrepiece being a lovely large pond together with caged vegetable/fruit garden and chicken run plus a small orchard.













SITUATION

Penfold occupies a lovely, elevated country position with no immediate neighbours and within the beautiful and highly sought after Bride Valley, forming part of the West Dorset area of outstanding natural beauty (AONB). However, it is far from isolated, being less than one mile from Shipton Gorge (some 15-20 minutes' walk) and just 10 minutes' drive of Bridport and the coast at Burton Bradstock.

The charming and peaceful village of Shipton Gorge has a thriving community and good local amenities including a pub, church, village hall and playing fields. The nearby village of Burton Bradstock has excellent facilities including a garage/shop, Post Office, public houses, church, village hall, library and primary school as well as the beautiful Hive beach, which forms part of the stunning Jurassic Coast. The historic market town of Bridport offers unique shopping, leisure and cultural experiences and the county town of Dorchester is also within 15-20 minutes' drive, with a mainline rail connection to London Waterloo.

SERVICES

Mains gas, electricity and water. Mains gas underfloor heating. Private drainage (septic tank), superfast fibre broadband.
Broadband - Standard up to 14Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available is Three for voice and data services inside and outside and Vodafone and EE for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

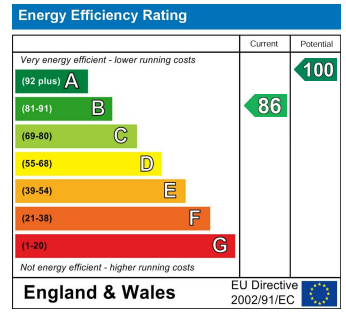
DIRECTIONS

From Bridport go east on the A35 towards Dorchester. After exactly 3.1 miles turn right, crossing the A35 onto Icen Lane. Continue down the lane for exactly 0.8 miles and Penfold is seen on the right. Alternatively, from Shipton Gorge, drive up Icen Lane for exactly 0.7 mile and Penfold is on the left.
What3Words///arts.parts.finishers



Total Area: 228.0 m² ... 2455 ft² (excluding void, balcony, covered verandah, outbuildings)

Not to scale. Measurements are approximate and for guidance only.



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.










STAGS