



Ryall, Bridport, Dorset, DT6 6EJ

Fine, spacious, detached five bedroom house in a quiet village location, with wonderful views over the Marshwood Vale.

Guide Price £800,000

**Symonds
& Sampson**

ESTABLISHED 1858

**Ryall,
Bridport, Dorset,
DT6 6EJ**

Elegant triple aspect drawing room
Large kitchen/breakfast and separate dining room
5 bedrooms, 2 bathrooms
Landscaped gardens
Garage and parking

Accommodation
Please see floor plan.

Viewing
Strictly by appointment.
Bridport office on 01308 422092



The Property

The property is believed to originally date back to the early 20th Century, was substantially extended approximately 20 years ago and has rendered elevations under a tiled roof. The house was specifically built to take full advantage of some wonderful far-reaching views over local countryside that provides interest from the ever-changing landscape throughout the year. The property in recent years has undergone a rolling programme of renewal and refurbishment, taking in the windows (high quality UPVC sashes and casements), a new oil fired central heating system, full rewiring, a new roof, a new kitchen, a new terrace and decoration throughout.

The accommodation is arranged over three floors around a good sized hallway on the ground floor, above which there is a spacious landing that runs from the front to the rear of the property. The show-stopping room is undoubtedly the sitting room which has lovely views through windows on three sides of the room, with the West side having double opening doors to a terrace that takes in the best of the views towards Pilsdon Pen and Lewesdon Hill over the Marshwood Vale. The focal point of the room is a lovely open fireplace flanked by two attractive picture windows. To the front of the house there is a study/play room/formal dining room which has a second fireplace as its focal point while to the other side of the hall there is a kitchen/dining room with a door to a terrace. The kitchen/dining room has a dining area to one end and the kitchen area to the other that is being equipped in contemporary style with integral appliances that include a ceramic hob, an electric double oven and a dishwasher. To one side there is an oil fired Rayburn and the other that most useful of kitchen rooms, a larder. To the very end of the hall there is a cloakroom. On the first floor there are four double bedrooms served by two bathrooms, each with its own view, framed by the windows, while on the landing there is a laundry area with plumbing for a washing machine, an airing cupboard and a laundry cupboard. On the second floor there is a fifth bedroom that is also a double. The property is in good decorative order throughout, has good ceiling heights and an efficient oil fired central heating.



Situation

The property lies in the small hamlet of Ryall, perched above the Marshwood Vale with far reaching views. Ryall is located between the villages of Morcombelake and Whitchurch Canonicorum. Morcombelake has a village stores, farm shop and baker's shop, while Whitchurch has a pub, village hall and parish church. The market town of Bridport lies approximately 6 miles to the East. Bridport has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

Outside

To one side of the plot there is an attached garage equipped with an up and over door with parking in front and storage underneath. To the other end of the plot a gateway gives access the garden. To the very end of the plot there is an overgrown area within which there is a second garage in a poor state of repair that could be replaced to provide further parking. On either side of the house there are two terraces taking in the views to the East and West. On the East side the kitchen door leads out onto a substantial area of paved terrace that provides an outstanding outside entertaining area during the summer months while on the other side of the house, accessed from the sitting room, there is a second area of terraced enclosed by wrought iron railings from which to take in the sunset. The gardens are for the most part a blank canvas and laid to lawn enclosed by mature hedges and punctuated by a number of attractive ornamental and fruit trees. Under the house there is a useful dry storage room that houses the oil fired boiler, while to one side of the kitchen terrace there is an attractive stone outbuilding with a shingle roof. To one corner of the garden there is an attractive timber summerhouse.

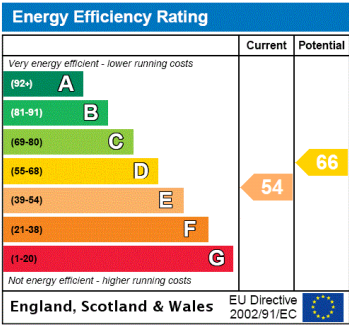


Directions

On entering the village from the direction of Felicity's Farm Shop off the A35 proceed to the top of the hill and continue on until coming to a crossroads with an area laid to the grass to its centre opposite Hope cottage. Take the middle lane and a short distance along the property will be found on the left hand side, identified by our For Sale sign.

Services & Local Authority

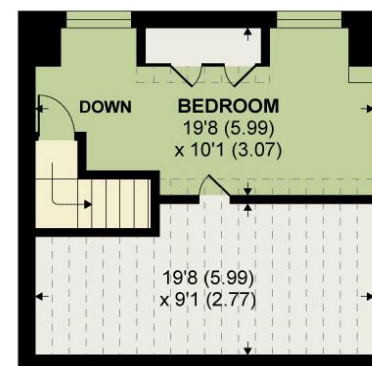
Mains water and electricity are connected, private drainage to septic tank.
Dorset Council 01305 251010. Council Tax band F.



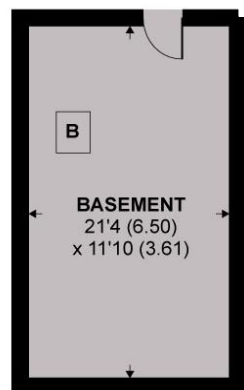




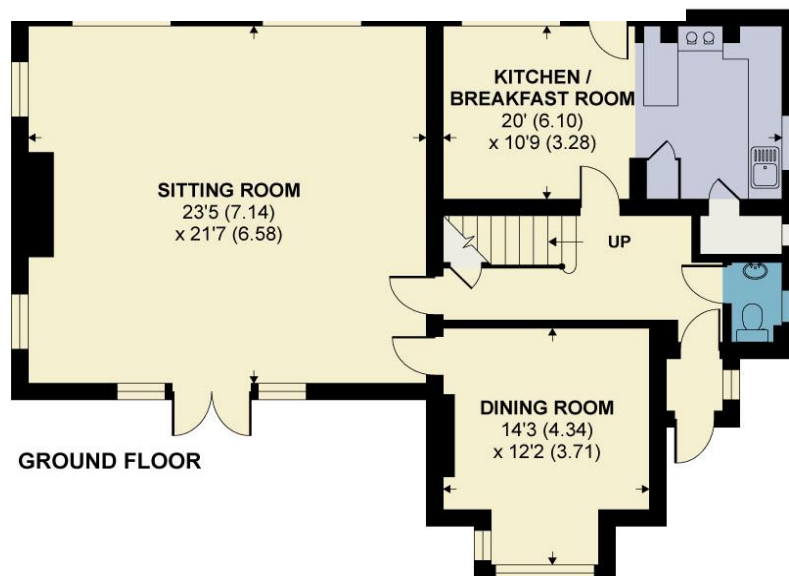
Denotes restricted
head height



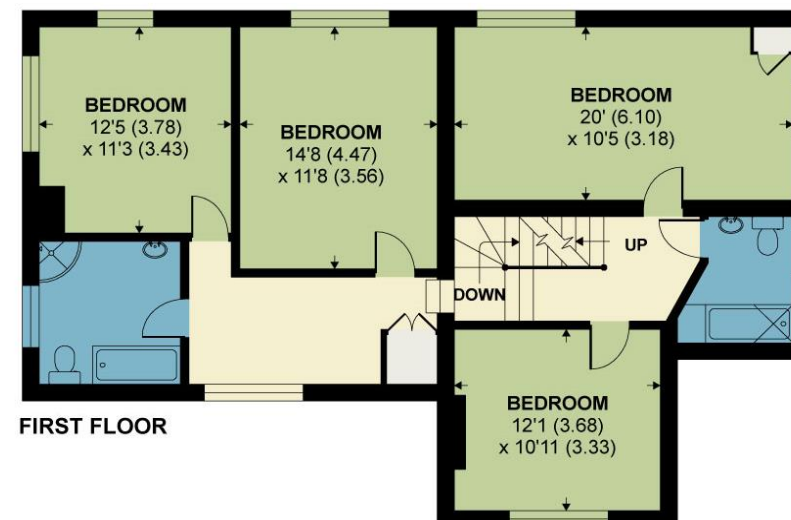
SECOND FLOOR



LOWER
GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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