



Castle Mill Farm House





# Castle Mill Farm House

Nettlecombe, Bridport, Dorset DT6 3SX

Bridport 5 Miles Jurassic Coast 7 Miles Dorchester 13 Miles

A charming detached period stone farm house in a beautiful secluded country setting on the edge of the picturesque village of Nettlecombe.

- Charming Substantial Former Farm House
- Extensive and Versatile Accommodation
- 2 Reception Rooms
- Secluded Gardens and Grounds
- Freehold
- Beautiful Private Country Setting
- 6/7 Bedrooms, 2 Bathrooms
- Many Character Features
- In All About 0.47 Acres
- Council Tax Band H

## Offers Over £900,000

This is a very special opportunity as properties in Nettlecombe are rarely available on the open market.

### THE PROPERTY

Castle Mill Farm House is a charming substantial detached period stone family house on the edge of a beautiful, secluded and peaceful country setting with no immediate neighbours in the picturesque village of Nettlecombe, benefitting from not being Listed.

The property has an interesting history. Castle Mill is named in a document going back to 1300, and the stone for King John's Castle on the hill opposite may have been quarried here. The core of the present property is a cottage probably dating back 250 years or more. It was for many years part of the Mappercombe estate.

The property has attractive classic Hamstone elevations under a thatched roof. Over the years, the property has been subject to extensive alteration and enlargement. The host of character style features include colour washed stone, exposed beams, beamed fireplace, small paned windows (part double glazed), cottage doors and window seats.





The house offers extensive and versatile accommodation of over 2,500 SqFt arranged over three levels and with a guest wing. There is excellent potential to alter two of the bedrooms within the main part to create a third bathroom and also to have an en-suite in the principal bedroom by a partition wall.

The accommodation extends to:  
Ground floor – reception hall, kitchen/dining room, utility, cloakroom.  
Lower ground floor – large main living room, bedroom seven/second reception room.  
First floor (main part of the property) – large landing with study area, four bedrooms, bathroom.  
First floor (second part/guest wing) – landing, two further bedrooms, bathroom.

**OUTSIDE**

A further feature are the lovely large and secluded gardens/grounds which face predominantly south. There is good off road parking together with a log store and the former car port has been altered for use as a vine covered pergola style sitting area.

The majority of the garden/grounds are down to lawn, interspersed with a wide variety of trees and shrubs. There is also a pond which was until two years ago a heated splash/swimming pool and could be easily reinstated. Towards the end of the garden/grounds is a small orchard with fruit trees.

**SITUATION**

Castle Mill Farm House enjoys a very secluded and peaceful setting with no immediate neighbours on the edge of Nettlecombe and within an Area of Outstanding Natural Beauty (AONB). Nettlecombe is a highly sought after and very picturesque village consisting of stone houses and cottages for which the area is well known. There is a public house and cricket pitch. The neighbouring village of Powerstock has an ancient church, primary school and village hall. There are a variety of beautiful walks from the front door of the property, including to the remnants of King John's Castle and to Eggardon Hill, an Iron Age hillfort with renowned views.

The historic and thriving market town of Bridport is within easy reach and offers an excellent range of shopping and business facilities with a very popular twice weekly market. Bridport also has excellent leisure facilities including the art's centre, Electric Palace cinema/entertainment centre, leisure centre with a swimming pool and a range of sport's clubs etc.

The stunning World Heritage Jurassic Coast lies at West Bay with much of the area owned or controlled by the National Trust. There are also excellent beaches at West Bay, Charmouth and Lyme Regis. Dorchester and Crewkerne offer main line rail services to London Waterloo.

**SERVICES**

Mains electricity. Private water (via the Mappercombe Estate). Private sewerage system.

**VIEWINGS**

Viewings strictly by appointment with Stags, Bridport

**DIRECTIONS**

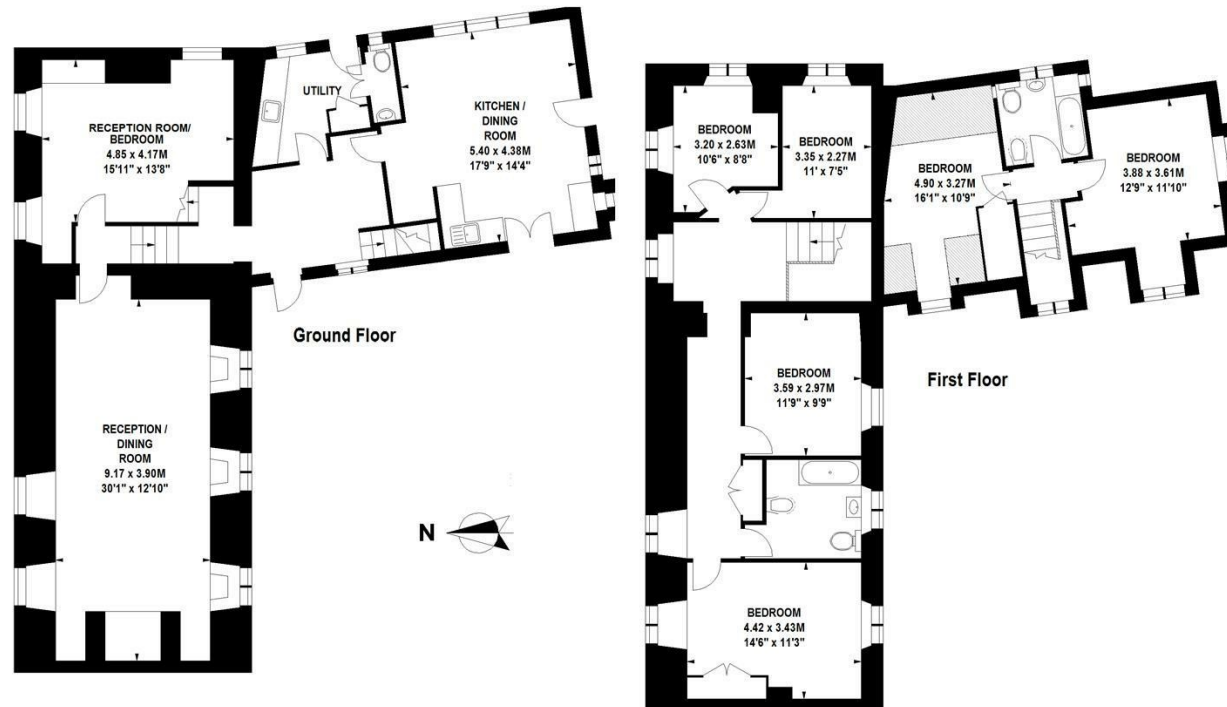
On entering Nettlecombe from Bridport/Powerstock and on passing the Marquis of Lorne public house, proceed through the hamlet and Castle Mill Farmhouse is found at the bottom of the lane.



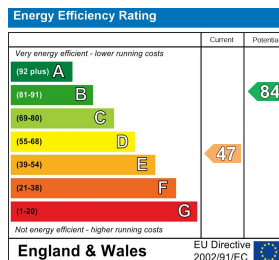


## Nettlecombe, DT6

Approximate Gross Internal Area 234 sq m / 2519 sq ft



Floor Plan produced for Stags by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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