



A SPACIOUS CHARACTER PROPERTY IN A DELIGHTFUL COUNTRY SETTING WITH SUPERB VIEWS



Manscombe, Taylors Lane, Morcombelake, Dorset DT6 6ED  
Guide Price £595,000

- 26' Living Room
- Sitting Room
- Kitchen/Breakfast Room with Aga
- Rear Hall with Cloaks/WC
- 3 Double Bedrooms
- Bathroom and Ensuite
- Oil Central Heating and uPVC Double Glazing
- Good Sized Cottage Garden and Separate Orchard
- Summerhouse and Greenhouse
- Garage, Car Port and Stone Built Barn



Manscombe is an attached character house in a lovely rural location with far reaching views across unspoilt West Dorset countryside to the sea at Lyme Regis.

The property offers good sized character accommodation and, whilst it has modern amenities it would now benefit from some refurbishment.

Adjacent to the house is a secluded cottage garden and a stone and tiled barn. On the far side of the lane is the old orchard/vegetable garden, garage and car port.



There are many country walks in the surrounding area. Above the property is Hardown Hill and to the south is Golden Cap and St. Gabriel's (National Trust) - much of this is the Golden Cap Estate which is part of the Jurassic Coast, a World Heritage Site with spectacular scenery.

Morcombelake village is just a short walks away and there is a post office/stores, church and a highly regarded farm shop.

The picturesque coastal village of Charmouth, which offers a good range of facilities and excellent beaches is about 2 miles away. Lyme Regis is approximately 5 miles to the west and Bridport a similar distance to the east.



The Accommodation Comprises:

#### ON THE GROUND FLOOR

##### Canopy Porch

With uPVC front door to:

##### Small Hall

Stairs to first floor and cottage style doors off.

##### Living Room (with Dining Area)

About 26' x 15' (7.92m x 4.57m) overall.

Views across the valley to the sea.

Stone fireplace with beam over and fitted woodburning stove, arched display cupboard with glazed door and hardwood surround, recess with shelving and cupboards, ceiling beams, 3 radiators, 3 windows including bay window.



### Sitting Room

13'6 x 11'4 (4.11m x 3.45m)

Views across the valley to the sea.

Brick fireplace, built-in cupboard, beams, radiator, window seat, understairs cupboard.

### Kitchen/Breakfast Room

13'3 x 11'6 (4.04m x 3.51m)

Views across the valley to the sea.

With a range of base and wall cupboards with laminate worktops, sink unit, oil fired 'Aga' cooking range, 'Camray' oil fired central heating boiler, stable door to:

### Rear Hall

With external door.

### Cloakroom

With WC and hand basin.

## ON THE FIRST FLOOR

### Landing

Radiator, 2 built-in wardrobe cupboards.

### Bedroom 1

13'4 x 12' (4.06m x 3.66m)

Radiator, triple aspect windows with excellent views across the Marshwood Vale and to the Sea, hatch to Loft.

### Bathroom

Panelled bath, vanity unit (h & c), WC, fitted cupboards, part pine wall panelling, radiator.

### Bedroom 2

14' x 10'3 (4.27m x 3.12m)

Views across the valley to the sea.

Radiator, airing cupboard with hot water cylinder.

### Ensuite Shower Room

Shower cubicle, vanity unit (h & c), WC, radiator.

### Bedroom 3 (interconnecting with Bedroom 2)

15'2 x 13'10 (4.62m x 4.22m)

Views across the valley to the sea.

Radiator, hatch to Loft.

## OUTSIDE

Access to the main garden and the wisteria clad front of the house is via a wrought iron pedestrian gate and a paved pathway.

The secluded and sunny garden is laid out with lawn, a variety of shrubs and trees, 2 ponds, patio. Double gates to the lane, 'Amdega' Summerhouse.

The courtyard to the rear belongs to the adjoining house, Manscombe Abbey, and Manscombe has a pedestrian access over this to:

### Barn

Small stone and tiled Barn with 2 rooms downstairs:



### Workshop

13'4 x 10'6 (4.06m x 3.20m)

With light and power.

### Store

11'9 x 10'4 (3.58m x 3.15m)

With 2 oil tanks (which now require replacement), light and power, sink and cold tap.

### Hayloft

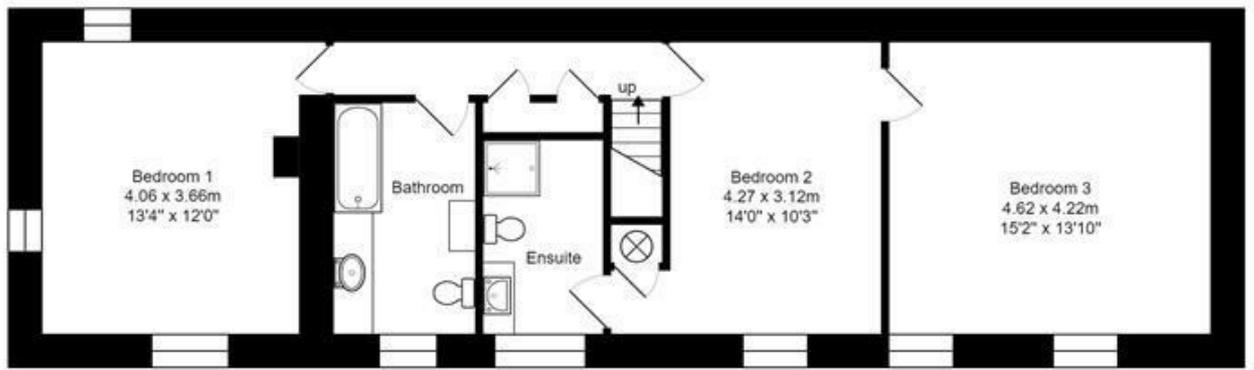
Above the Workshop and Store is the Hayloft (a useful store) with external stone steps.

### Garage and Car Port

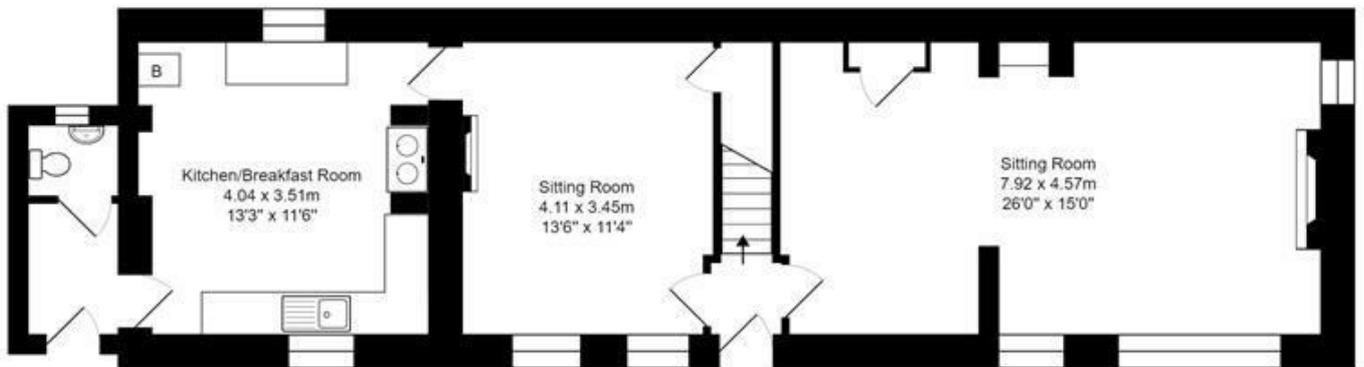
On the far side of the narrow and quiet country lane (Taylors Lane) is the detached single Garage and Car Port and the old orchard with apple trees, soft fruit cage and vegetable plots. Greenhouse and Shed.

The whole is informally estimated at 0.4 Acre.





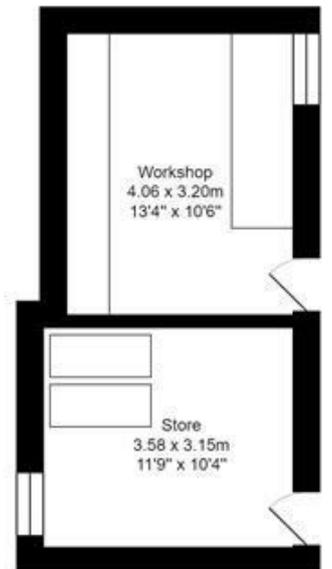
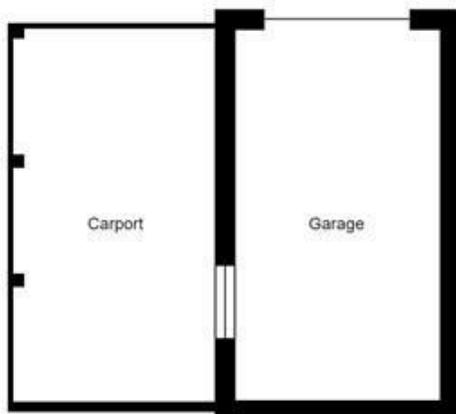
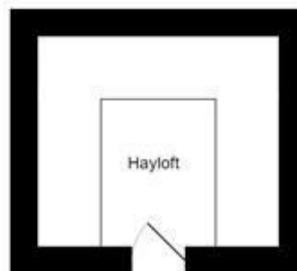
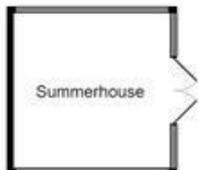
First Floor



Ground Floor

Total Area: 148.4 m<sup>2</sup> ... 1598 ft<sup>2</sup> (excluding outbuildings)

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



Barn

## Local Authority

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ  
(01305) 251010

**Council Tax Band:** F

## Directions

From Lyme Regis proceed towards Charmouth and take the A35 eastwards (Bridport direction). After about 2 miles or so is the village of Morcombelake. On entering the village take the first left (immediately before the 'Art Wave' gallery) signposted Whitchurch Canonicorum. About 1/3 mile along this lane turn right into Taylors Lane and Manscombe is shortly on the right.

## Services

We understand that mains water and electricity are connected and drainage is to a septic tank but applicants should verify this with their own enquiries. Oil fired central heating.

## Viewing

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37   F	
1-20	G		

## NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
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  - 2.4 All measurements are approximate and for guidance only.

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