



DAIRY FARM

WOOTTON FITZPAINE, DT6 6NQ

£975,000
FREEHOLD

Located in the charming village of Wootton Fitzpaine, Bridport, this versatile property offers an excellent opportunity for those seeking a tranquil retreat. Set within an expansive eight acres of picturesque countryside, there is an attractive farmhouse and six delightful holiday cottages, each designed to provide comfort and charm for guests. Surrounded by stunning views, this property is perfect for those who appreciate the beauty of rural living. The cottages offer a warm, inviting atmosphere, making them ideal for holidaymakers looking to escape the hustle and bustle of everyday life. EPC: C (71) Council Tax Band: D



DAIRY FARM

- Attractive Detached Farmhouse • Superb village location • 6 Holiday Cottages • Lovely views • 8.57 acres • Rural Views



A spacious three-bedroom farmhouse with 6 holiday cottages, set in 8.57 acres, close to the Dorset Coast, in a beautiful rural edge of village location.

Dairy Farm House is a charming three bedroom house which has been modernised to create a comfortable family home, set within a generous plot. Approached via a private driveway the house sits in an elevated location with views south across stunning open Dorset countryside. There is a large gravel parking space at the front and the side of the house.

The Porch at the front of the house, leads into the Entrance Hall off which can be found the south facing Sitting Room with wood burning stove. At the heart of the house is the spacious, open plan, triple aspect Kitchen/Dining Room with seating area, wood burning stove and French doors out to the garden. On the ground floor there is also a Downstairs Cloakroom, Living Room and Boot Room. A Utility Room can be accessed from the side of the house.

Stairs from the Entrance Hall lead up to the first floor landing, off which can be found three Bedrooms, one with an en suite Bathroom, plus a Family Bathroom.

The garden at the front of the house is mainly laid to lawn, enclosed by a stone wall and with steps down to the country road from which the property is approached. At the rear of the house is a private and secluded paved seating area, with steps leading up to the vegetable garden and terraced lawns.

There are 6 holiday cottages, additional land and a farm building also available. Further information is available from

the vendors agents.

SERVICES

Oil fired central heating, mains water and electricity, shared private drainage.

COUNCIL TAX

Dairy Farm House - Band F

Daisy - Band B

Cowslip - Band B

ENERGY PERFORMANCE CERTIFICATE

Dairy Farm House rating – C

Foxglove rating - E

Bluebell rating - F

Stable Cottage rating - F

Daisy rating - E

Buttercup rating - E

Cowslip rating - D

HOLIDAY COTTAGES

There are six holiday cottages which have been converted by the current owners, from the traditional farm buildings to create six well laid out and well maintained cottages, providing an excellent source of income. Three of the cottages are single storey one bedroom cottages. Two of the cottages have two bedrooms. Stable Cottage, the largest two storey cottage has three bedrooms.

At the rear of the cottages is a grass seating area, beyond which is a pretty gently sloping paddock totalling approximately 7.40 acres within which are situated the solar

panels. The paddock can be accessed separately from the road.

There is a right of access along the drive to the west for vehicles. Further details are available from the vendors agents.

Dairy Farm is offered for sale by private treaty .The property is currently sold with vacant possession subject to three Assured Shorthold Tenancy Agreements on Cowslip ,Daisy and Buttercup Cottages.Furter details available from the vendors agents.

SERVICES

All the cottages benefit from mains water and electricity, electric heating and shared private drainage.

Planning for the installation for Ground Mount 10Kw Photovoltaic System was granted in January 2015 and currently produces approximately £1,200 per annum. Dairy Farm is located in a highly desirable and sought after area, close to the beautiful and world famous Jurassic Coast, within the Dorset National Landscape (former AONB). Located on the edge of the pretty and tranquil village of Wootton Fitzpaine, Dairy Farm benefits from views across open countryside. The pretty seaside village of Charmouth lies only 2 miles to the south, with amenities for most every day needs, including convenience stores, pharmacy, post office, cafes, pubs, hairdressers and a baker. Charmouth Beach is a favorite with families, with lots of sand at low tide and safe swimming and is also world renowned for its fossils.

Boasting of beautiful beaches and a picturesque harbour, Lyme Regis lies just 4 miles away. Popular with families and those wishing to enjoy the breathtaking scenery, Lyme Regis provides a perfect setting and destination. The South West Coast Path allows you to enjoy miles of unspoilt Dorset Countryside, much of which is managed by the National Trust.

The larger towns of Bridport to the east and Axminster to the west offer more extensive amenities. There are good road links along the A35 and mainline stations at Axminster, Maiden Newton, Dorchester, and Crewkerne.

WHAT3WORDS

Dairy Farm – [///newsprint.fills.waggled](https://www.newsprint.fills.waggled)

POSTCODE – DT6 6NQ

DAIRY FARM





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Local Authority – Dorset

Viewings – By Appointment Only

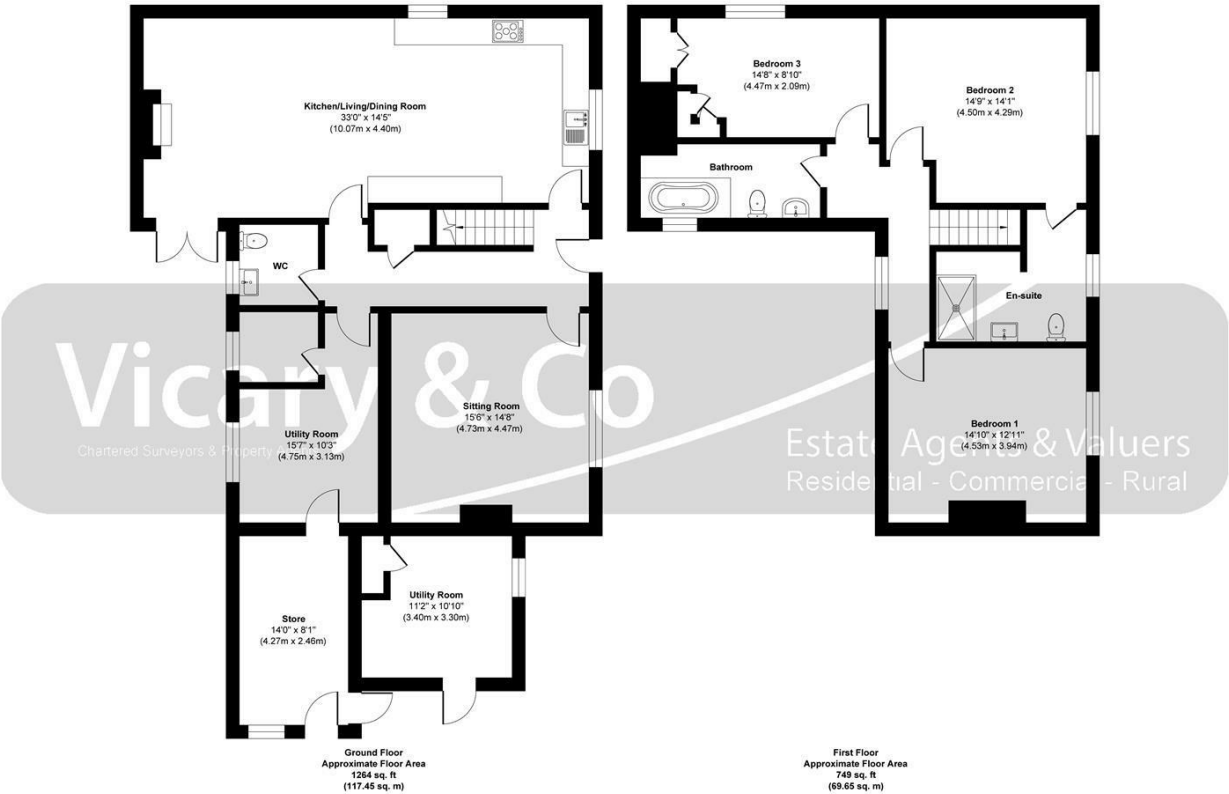
Tenure – Freehold



A bright and spacious living room with a large leather sofa, a wooden coffee table, a fireplace with a white stove, and a large window with a patterned valance. The room features light-colored stone flooring and a white ceiling.



Dairy Farm



Approx. Gross Internal Floor Area 2013 sq. ft / 187.10 sq. m

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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