



Guppy's Lodge, Fishpond, Dorset





A beautifully presented 18th century house set in approximately 2 acres below Lambert's Castle with **gorgeous views** of the sea and countryside.

Summary of accommodation

- Porch | Hall | Sitting room | Study | Living/dining room | Kitchen/breakfast room | Laundry room | Cloakroom
- Principal bedroom with adjacent bath and shower room | Three further double bedrooms | Single bedroom | Family bath and shower room
- Barn with mezzanine storage and garaging | Garden store | Garden | Orchard | Three ponds | Woodland

In all about 2 acres (0.8 hectares)

Distances

- Whitchurch Canonicorum 3 miles, A35 4 miles, Felicity's Farm Shop 4.5 miles, Charmouth/Charmouth Beach 4.5 miles
- Axminster/A358 5 miles (Waterloo 2 hours 41 minutes and Exeter St. David's 44 minutes), Lyme Regis 7 miles
- Bridport 8 miles, Exeter Airport 28 miles
- (All distances and times are approximate)



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Location

Guppy's Lodge is set amidst unspoilt, hilly countryside within an Area of Outstanding Natural Beauty. It is also only a 15-minute drive from Charmouth Beach on the beautiful Jurassic Coast and roughly midway between the towns of Axminster and Bridport.

Fishpond itself is a widely dispersed, rural hamlet but nearby the village of Whitchurch Canonorum has a parish church, pub and village hall. There is a thriving village shop in Charmouth and Felicity's Farm Shop is just 4.5 miles away. Axminster and Bridport are both market towns providing a wide selection of shops and local businesses including a Tesco Superstore in Axminster.

The area also has good local transport links. The A35 and A358 are only 4 and 5 miles away respectively and Axminster station provides regular, direct rail services to both Exeter and London Waterloo.

The area also offers a wide choice of schools from both the state and independent sectors. These include Perrott Hill Colyton Grammar, King's and Queen's Colleges in Taunton, Leweston and the Sherborne schools, which are all within a 20-mile radius.



The property

Situated on the upper slope of Lambert's Castle Hill, the site of a spectacular Iron Age hillfort, Guppy's Lodge has fantastic views out over the unspoilt countryside of the Marshwood Vale. The cottage dates back to the 18th century and is built of local stone under a slate roof. It has a later, Victorian extension on one side, plus a modern timber clad extension, creating an impressive, L-shaped building that is set on the hillside to make the most of its wonderful setting.

The south-facing side of the cottage is fringed along its length by a deep timber deck overlooking one of the property's three ponds with the Vale as a backdrop and sea views in the distance. It has been refurbished to a very high standard and today is beautifully presented in a style that perfectly combines contemporary family living with the house's original architectural fittings.

This combination includes pale oak and stone tile floors, exposed roof timbers and timber-clad ceilings upstairs. The combined living and dining room is immediately adjacent to the large kitchen/breakfast room and both are south facing. The former has a lovely open fireplace and one wall of floor to ceiling windows and French windows that open onto the deck.





The kitchen/breakfast room is fantastic and has space for a good-sized kitchen table and is fitted with Shaker-style units under timber work surfaces, double Belfast sink and a 3 oven, electric AGA.

The ground floor has two further reception rooms, both of which face east with views out over the terrace. Upstairs are four double bedrooms and a further single bedroom, which currently serves as a home office and would work perfectly as a dressing room if desired.

All the bedrooms have far-reaching, uninterrupted views of the surrounding countryside. The principal bedroom is to die for with a vaulted, timber-clad ceiling, Juliet balcony and its own, adjacent bath and shower room.

Outbuildings and land

Guppy's Lodge is approached off a little used country lane via a 60-yard long driveway. At the end of the drive is a stone-built period barn providing garaging for one car and incorporating a mezzanine storage area. The barn has potential for conversion, subject to obtaining the necessary consents. Beside it and immediately leading on to the house is a gravelled parking area with space for several cars. Behind the barn is a substantial timber garden store.

The gardens and grounds at Guppys Lodge are fabulous. Sitting in roughly 2 acres, the grounds have been deliberately left 'wild' to reduce day-to-day maintenance.

They encompass areas of mature, mixed woodland, three ponds, gorgeous lawns and also a delightful decking area to the front and side of the property, where you can enjoy fantastic views of both the sea and countryside.

Services

Mains water, electricity and drainage. Oil-fired underfloor heating. Electric AGA.



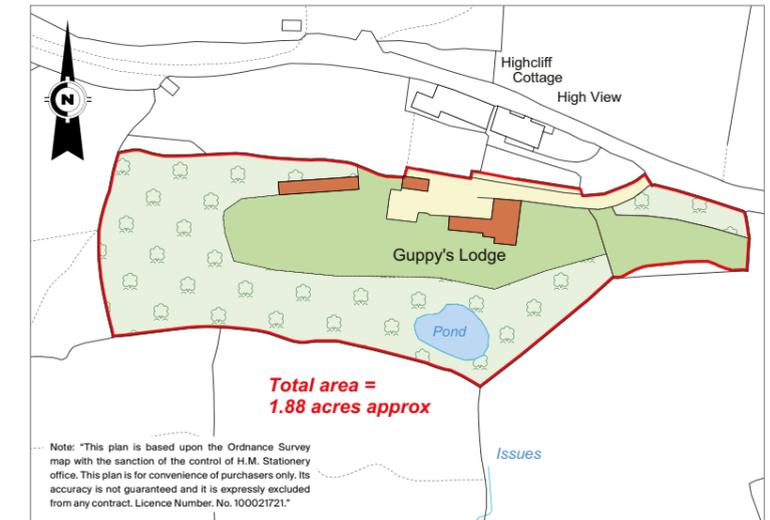
Directions (Postcode DT6 6NN)

what3words///lurching.wiring.nerves)
(Typing Guppy's Lodge in google maps takes you there)

From the centre of Crewkerne, head south-west on the Hermitage Street/ B3165 towards Lyme Regis. Continue for about 9.5 miles and then turn left onto Fishpond Bottom Road, signed to Fishpond (old-fashioned signpost). The driveway entrance to the property will be found on the right after about half a mile at the end of a stone boundary wall.

Property information

Tenure: Freehold
Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)
Council Tax: Band E
EPC Rating: E
Guide Price: £1,350,000

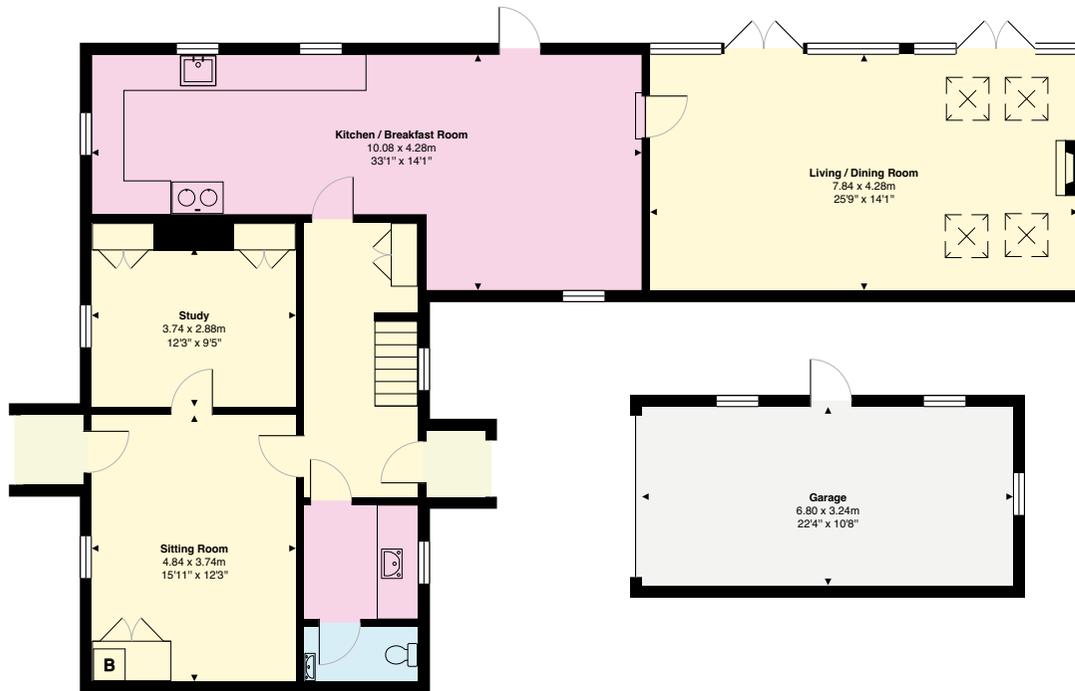


Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

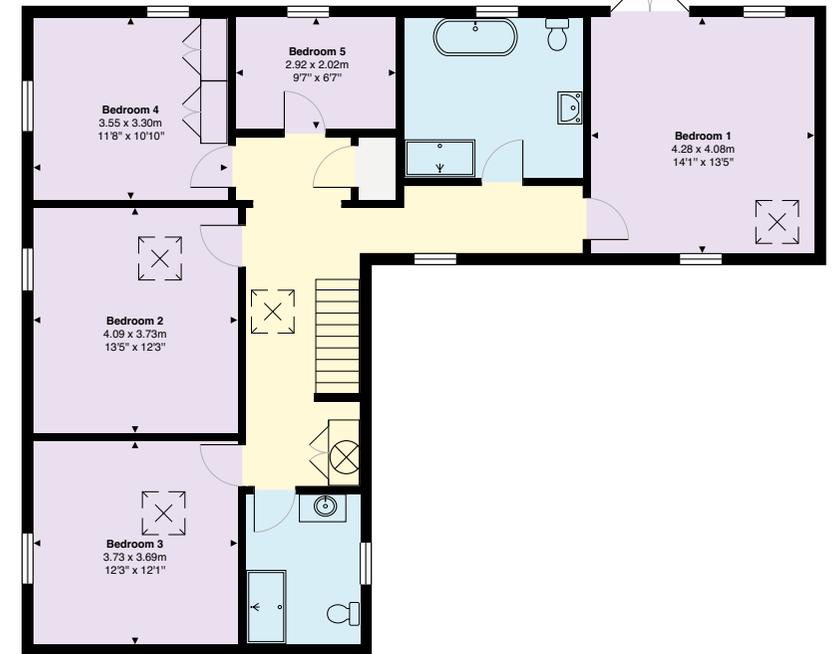
Approximate Gross Internal Floor Area
226.9 sq m / 2442 sq ft (excluding garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor
 Area: 123.1 m² ... 1325 ft²



First Floor
 Area: 103.8 m² ... 1118 ft²



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated December 2023.

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