



Emmanuel's Cross





# Emmanuel's Cross

Netherbury, Bridport, Dorset DT6 5NG

Beaminster 3 Miles Bridport 5 Miles Jurassic Coast 7 Miles

A superb individual home in a secluded, rural position with glorious country views and large, private gardens.

- Individual Detached House
- Stunning Rural Location
- Far-Reaching Country Views
- Large, Level Gardens
- Well Presented Accommodation
- 4/5 Bedrooms
- Large Garage/Workshop
- In All 0.6 of an Acre

Guide Price £795,000

## THE PROPERTY

Emmanuel's Cross is a marvellous rural home which enjoys a stunning position on the edge of the village of Netherbury, surrounded by open countryside with far-reaching views and no immediate neighbours. Built in 1994, and designed to sit comfortably within the landscape, this wonderful property offers spacious accommodation and generous grounds of more than half an acre, enabling a sensational indoor/outdoor lifestyle with every modern convenience available. With a great degree of flexibility in the internal layout and a choice of workshops/outbuildings within the garden, this superb home is ideal for a broad variety of purchasers, including those working from home, keen hobbyists, growing or extended families and anyone seeking a peaceful second home, to name but a few.

Internally, the rooms are arranged in a simple, classical layout with a smooth flow between the living spaces. On the ground floor, the accommodation includes a spacious kitchen/breakfast room with characterful wooden fronted units and a bi-folding door leading directly to the sitting room. A room for all seasons, the sitting room enjoys a brick fireplace with a woodburner as well as a further folding door to the garden room, which in turn opens onto the sun terrace. The sun room itself is a wonderfully relaxing space with a stunning outlook over the gardens and the views beyond, perfect for use as a second sitting room or dining room. Furthermore, the sitting room lies open to a snug area which could be used to great effect as a study. There is also a separate, dual-aspect study room on the ground floor which could be used in conjunction with the adjacent cloakroom as a downstairs bedroom if desired.





On the first floor, four double bedrooms are arranged around a galleried landing. Each with built in storage, the bedrooms are all comfortably proportioned with a wealth of natural light, yet the principal bedroom is perhaps of particular note, owing to its vaulted ceiling with skylights, double glass doors onto the balcony (shared with bedroom 2) and attractively appointed ensuite shower room. The family bathroom is similarly well considered, with the added luxury of a roll top, claw-footed bath tub. The more functional features of the property are equally as appealing as the accommodation, with a useful utility/laundry room adjoining the kitchen, a "Beam" central vacuum system accessible on both floors and photovoltaic panels generating electricity and an income stream.

## OUTSIDE

The primarily level gardens, measuring approximately 0.6 of an acre surround the property on all sides and are organised into outdoor "rooms" including a produce garden featuring a poly tunnel and paddock area. There is also an expanse of lawn to the side with apple, pear and walnut trees and a fantastic part covered brick paved sun terrace which, with an ornamental fish pond cleverly devised from a disused boat, is a superb setting for relaxing, dining and entertaining alfresco. Planted with an exciting array of flora and designed to be colourful in every season, this is truly a garden with year-round appeal.

A further significant asset is the array of sheds, workshops and outbuildings which can be found throughout the gardens. In addition to the poly tunnel, there is a large tool shed/workshop with power and adjoining log store and a sizeable detached double garage complete with rear workshop, lean-to drying room/store, large attic store room above and a separate bike shed. Nearby is a brick-built gardener's loo, and in front of the garage is a spacious gated area of gravel offering parking for a number of vehicles.

## SITUATION

The property is situated in a fabulous rural setting just outside Netherbury, which rates highly amongst the many desirable villages in West Dorset owing to its active and friendly community, its picturesque streets with many historic properties and the beautiful and tranquil yet accessible country position in which it sits within an Area of Outstanding Natural Beauty. Both Bridport and Beaminster are within easy reach, offering between them an exciting range of shopping, leisure and cultural amenities to suit all interests as well as excellent healthcare and schooling for children of all ages. There is also a highly regarded primary school in Salwayash, just a short drive from the property. The stunning World Heritage Site Jurassic Coast is only 7 miles from the property at West Bay, and the area as a whole is blessed with miles of public footpaths, offering wonderful walks straight from the front door.

## SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Photovoltaic panels and well water for outdoor usage are also available.

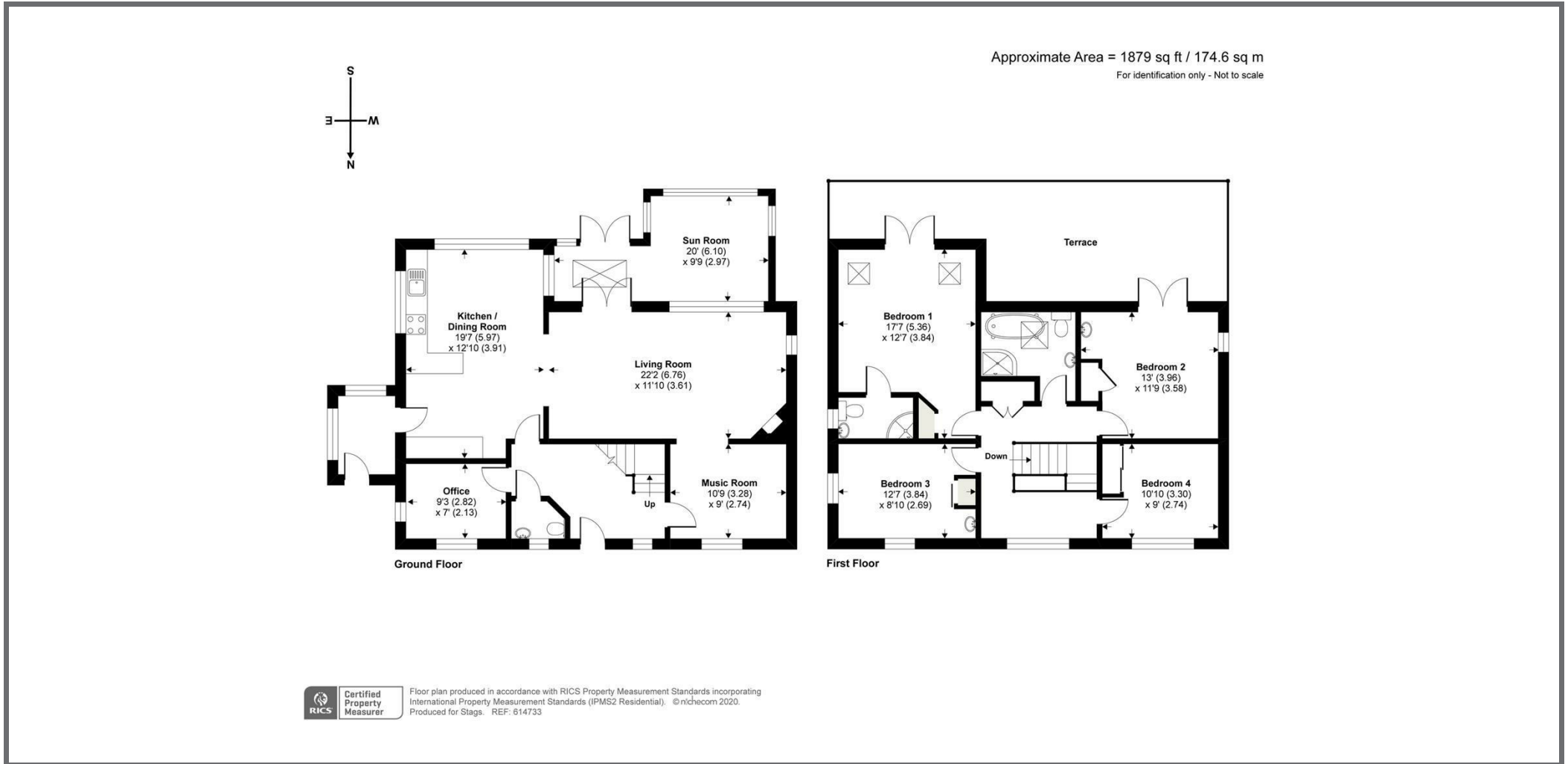
## VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

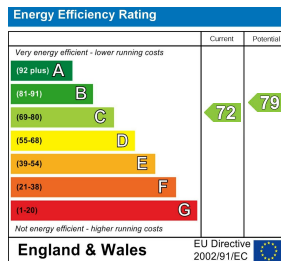
## DIRECTIONS

From Bridport follow the B3162 towards Broadwindsor. Pass through the village of Salwayash and continue for 1 mile further, then turn right opposite the former Gollop Arms, signposted Netherbury. The property can be found on the right after a further 3/4 of a mile by the first available right-hand turning.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 614733



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