



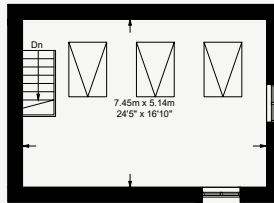
COURT HOUSE FARM
WEST MILTON, WEST DORSET

JACKSON-STOPS 

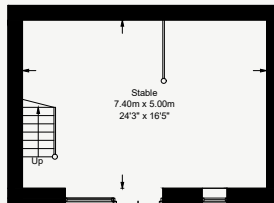
Court House Farm, West Milton

Approximate Gross Internal Area = 4515 sq ft / 419.5 sq m
(Excluding Void)

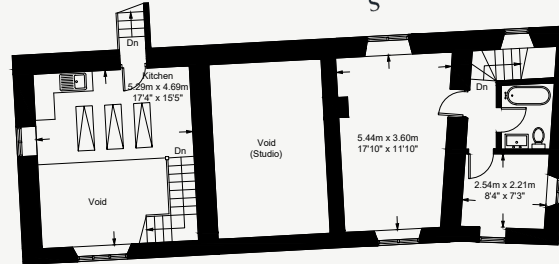
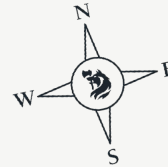
Barn = 822 sq ft / 76.4 sq m
Total = 5337 sq ft / 495.9 sq m



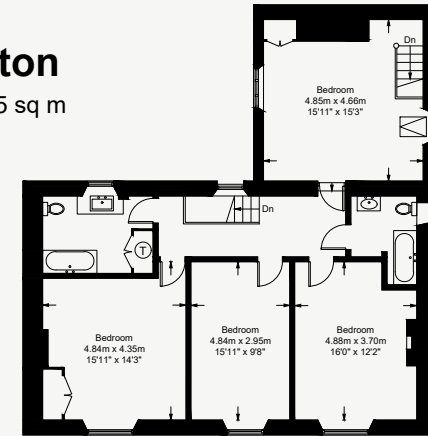
Barn - First Floor



Barn - Ground Floor
(Not Shown In Actual Location / Orientation)



First Floor



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1300311)

COURT HOUSE FARM
WEST MILTON, BRIDPORT, DORSET, DT6 3SH

A MOST CHARMING FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF WEST MILTON, WITH INCREDIBLY FLEXIBLE ACCOMMODATION, AND A DELIGHTFUL AND SIZEABLE GARDEN WITH STUNNING VIEWS.



DISTANCES

BRIDPORT 3.7 MILES

THE JURASSIC COAST AT WEST BAY 5 MILES

CREWKERNE (MAINLINE STATION TO LONDON WATERLOO) 12.1 MILES

DORCHESTER 13.6 MILES

KEY FEATURES

- MAIN HOUSE
- Three reception rooms
- Kitchen
- Four bedrooms
- Two bathrooms
- Garden room leading to:
- ANNEXES
- Flexible space to include:
- Sitting room
- Kitchen / dining room
- Two bedrooms
- Bathroom
- Studio
- Reception room / gallery kitchen
- Shower room

OUTSIDE

- Exceptional landscaped terraced gardens
- Swimming pool
- Original stable block / workshop
- Grecian style studio
- Driveway parking

THE PROPERTY

Situated in the heart of the picturesque and highly sought-after village of West Milton, Court House Farm is widely regarded by locals as one of the prettiest homes in the village. Dating back to the early 18th century, this Grade II listed property is of significant historical and architectural importance, offering beautifully proportioned accommodation with exceptional flexibility, two separate annexes, expansive gardens, a swimming pool, and off-street parking.

Constructed from attractive coloured stone beneath a slate roof, the house immediately impresses from first glance. Ornate metal gates open onto original stone steps leading to a delightful front garden and welcoming entrance hall with flagstone flooring. Throughout the property there is a wonderful sense of charm, space and light, enhanced by high ceilings and elegant proportions typical of this sought-after period architecture.

The accommodation has been sympathetically maintained and remains largely untouched by inappropriate modernisation, offering tremendous potential for careful updating where desired.

To one side of the hall is a beautifully proportioned sitting room featuring a striking ornate marble fireplace, wood-burning stove, and tall sash windows enjoying views across open countryside. Opposite is an exceptional family kitchen - unusually spacious for a house of this age - offering enormous potential for modernisation. The room incorporates a relaxed sitting and dining area with space for a large table and sofas, complemented by sash windows, a fireplace, and attractive stripped wooden flooring.

The main kitchen features charming wooden wall and base units, an Aga, Belfast sink, sash windows with original shutters overlooking the gardens, and access to a substantial





laundry room with direct garden access.

In the main part of the property is a superb TV/snug room centred around a magnificent inglenook fireplace with original bread oven and Rayburn cooker - an especially cosy retreat during the winter months. A separate staircase rises from this section of the house, further highlighting the flexibility of the layout and its suitability for multi-generational living.

Upstairs, a beautiful original staircase with ornate balustrading leads to the principal bedrooms. Above the snug is a lovely double bedroom with its own staircase, ideal for independent teenage accommodation or guest use. Three further generous bedrooms enjoy stunning countryside views, tall sash windows, and wonderfully high ceilings.

ANNEXE ACCOMMODATION

A particularly appealing feature of Court House Farm is its versatile annexe accommodation.

The first annexe, accessed via its own front door, includes:

- A ground-floor sitting/snug room
- A spacious kitchen with dining area
- A first-floor double bedroom with original fireplace and wooden flooring
- A study/single bedroom
- A bathroom

Adjacent is a superb high-ceilinged room currently used as an incredible yoga studio with stripped wooden flooring and direct garden access. This flexible space could equally serve as an artist's studio, games room, gym, or home office, complete with adjoining shower room.

At the far end of the property is a second annexe, accessible either independently or through the yoga studio. It includes:

- A gallery kitchen





- A reception room suitable for use as a bedroom, cinema room, or additional living space

Together, these spaces provide outstanding flexibility for guests, dependent relatives, teenagers, holiday letting, or home working.

OUTSIDE

The gardens at Court House Farm are truly exceptional and evoke the atmosphere of a private country retreat. Beautifully designed with imagination and flair, they feature a series of terraces, mature specimen trees, winding pathways, and breathtaking views across the surrounding West Dorset countryside.

A large original stable block with cobbled flooring and mezzanine level currently serves as a workshop but could readily become a home office, studio, or teenage den.

The gardens are ideal for both entertaining and family life, with numerous seating areas and terraces thoughtfully positioned throughout. A particularly attractive feature is the outdoor swimming pool with powerful swimming jet, perfectly placed in one of the sunniest parts of the garden. Nearby terraces provide idyllic spots for al fresco dining or evening drinks.

Ascending through the landscaped grounds, the views become increasingly spectacular, culminating in a charming Grecian-style temple and terrace enjoying some of the finest vistas in this part of West Dorset.

Court House Farm is a truly remarkable home combining period charm, flexible living accommodation, exceptional gardens, and an idyllic village setting.





LOCATION

West Milton is a most picturesque village situated in the heart of rural West Dorset within a designated area of Outstanding Natural Beauty. The World Heritage Jurassic Coast is just a short distance.

The village of Powerstock is just 1.2 miles, with a church, a primary school and popular public house The Three Horseshoes, with another popular public house, the Marquis of Lorne Inn, in the hamlet of Nettlecombe, also 1.2 miles.

The vibrant market town of Bridport is only a short drive away, and retains an excellent number of independent and high street shops, supermarkets including a Waitrose and a thriving street market on Saturdays and Wednesdays, restaurants, a cottage hospital, large medical centre, leisure centre, Arts Centre, two theatres, and a number of independent festivals involving the arts are held throughout the year.

The County Town of Dorchester town centre is 13 miles, with an excellent range of facilities including shops, restaurants, public houses, and Dorset County Hospital. Of particular note is the vibrant Conran-designed development at Brewery Square with its cinema, bars, restaurants and leading shops. There is a Waitrose, Tesco, and Lidl in Dorchester for everyday shopping and two railway stations with a fast regular service to London Waterloo and Bristol.

SPORTING & RECREATION

The property is surrounded by hills, woodland and rolling pasture, much of it designated an Area of Outstanding Natural Beauty, with immediate access to footpaths and a vast network of routes. West Dorset is a beautiful area and is well known for its sporting and leisure pursuits which include golf at Bridport and Dorchester Came Down golf clubs. Horse racing at Bath, Wincanton, Salisbury and Taunton. Arts Centre in Bridport



with theatres in Yeovil, Bath and Poole. The Dorset coastline has been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path and stunning beaches.

EDUCATION

Dorset is well served for schools. There is an excellent primary school in Powerstock, with secondary schooling at the Sir John Colfox Academy in Bridport. Private schools include Sunninghill in Dorchester; Perrott Hill and Sherborne Preparatory School. Private senior schools include the Sherborne Schools; Bryanston; Canford; Milton Abbey and St Anthony's Leweston.

PROPERTY INFORMATION

SERVICES: Mains electricity & water & drainage. Oil fired central heating.

LOCAL AUTHORITIES: Dorset Council Tel: 01305 251000

COUNCIL TAX: Band G

EPC: House - D Annexe - F

TENURE: Freehold with full vacant possession upon completion.

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: [///songbirds.autumn.paints](#)

From the grass triangle, keep the bus stop / post box / phone box on your right hand side and proceed up the hill. Go round the left hand bend, and Court House Farm is on the right hand side.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910