



GLEBE HOUSE
MORETON, DORSET

JACKSON-STOPS 

Glebe House, Moreton

Approximate Gross Internal Area

Main House = 4694 sq ft / 436.1 sq m

(Including Cellar & Wood Store)

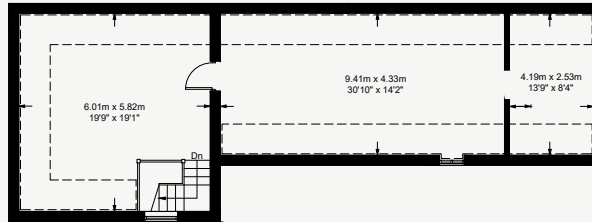
Coach House = 2018 sq ft / 187.5 sq m

Cottage = 712 sq ft / 66.2 sq m

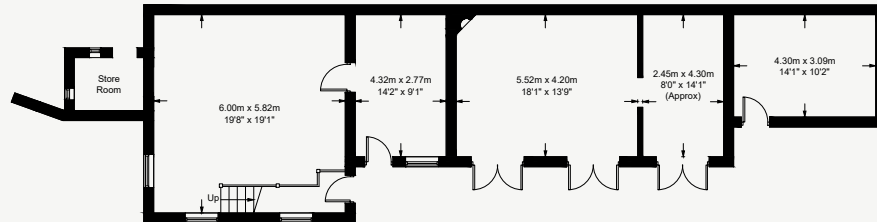
Potting Shed = 121 sq ft / 11.0 sq m

Vinery = 303 sq ft / 28.2 sq m

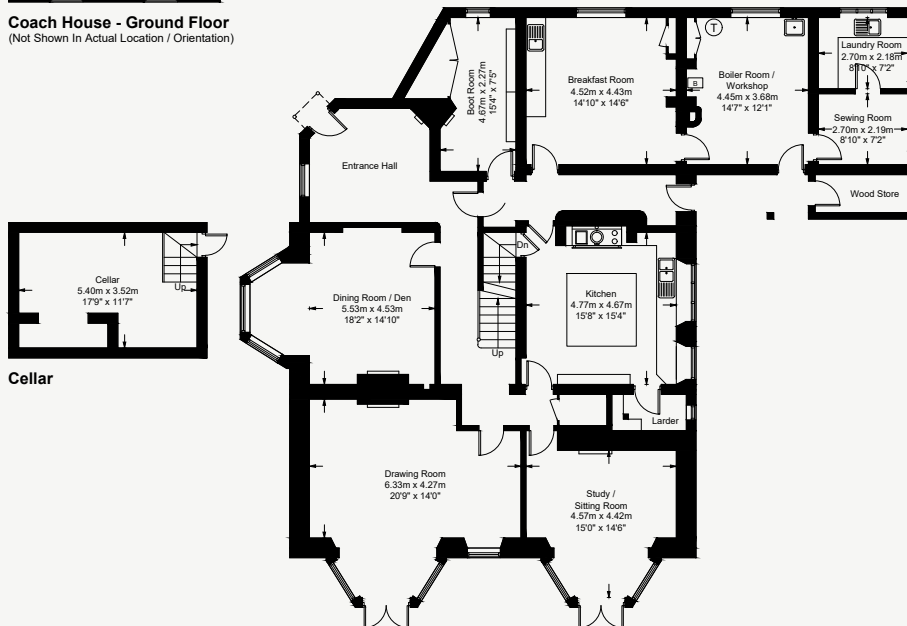
Total = 7848 sq ft / 729.0 sq m



Coach House - First Floor

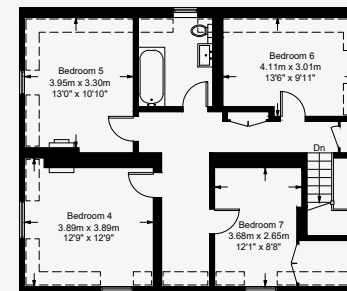


Coach House - Ground Floor
(Not Shown In Actual Location / Orientation)

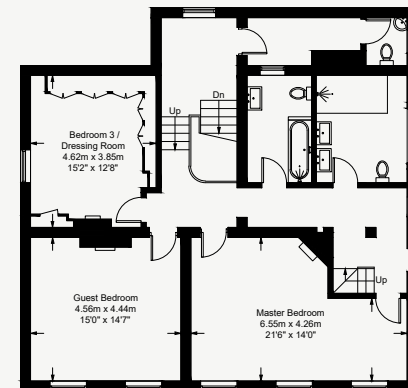


Ground Floor

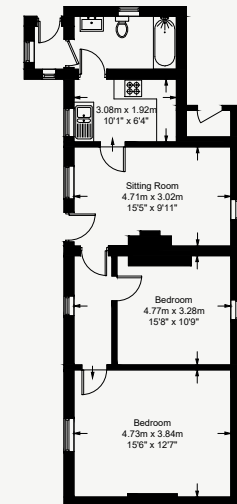
[Dashed line] = Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor



Cottage

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1041232)

GLEBE HOUSE

MORETON, DORCHESTER, DORSET, DT2 8RQ

AN EXQUISITE SEVEN-BEDROOM GEORGIAN RESIDENCE, BEAUTIFULLY RESTORED THROUGHOUT AND COMPLEMENTED BY A TWO-STOREY COACH HOUSE, DETACHED COTTAGE AND ENCHANTING WALLED GARDENS, ALL SET WITHIN 1.2 ACRES IN THIS QUAIN T DORSET VILLAGE, BOASTING ITS OWN MAINLINE STATION TO LONDON WATERLOO.



DISTANCES

MORETON (MAINLINE STATION TO LONDON WATERLOO) 1.6 MILES
DORCHESTER 8.1 MILES
THE JURASSIC COAST AT LULWORTH COVE 7.1 MILES
WAREHAM 8.9 MILES

KEY FEATURES

- Grade II Listed seven bedroom Georgian country residence
- Recently comprehensively restored throughout
- Detached renovated two bedroom cottage
- Two storey coach house with principal restoration works completed, providing opportunity for further bespoke adaptation and use
- Extensive (1.2 acres) private walled gardens and orchard
- Vinery, perfectly suited to al fresco dining
- Long gravelled driveway with ample parking and courtyard
- Peaceful village location 15 minutes from the Jurassic Coast
- 5 minutes from main line connection to London Waterloo
- Hardwired Superfast Broadband (throughout main house and cottage)

THE PROPERTY

Tucked away on the edge of the picturesque conservation village of Moreton, just fifteen minutes from Lulworth Cove, Glebe House has recently undergone an exceptional and comprehensive programme of restoration, resulting in a truly remarkable hidden gem.

The present owners embarked upon this extraordinary journey, undertaking a deep and respectful renovation of this Grade II Listed property. These works included extensive re-roofing, window and joinery restoration and renovation, restoring the main staircase, rewiring, reinsulating, reflooring and considerate replumbing (inc. installation of new mains water supply and a pressurised water system), with new kitchens and bathrooms throughout. Their meticulous planning has undoubtedly paid dividends, creating one of the finest family homes in this idyllic corner of South West Dorset. Today, Glebe House represents the perfect combination of traditional features and modern efficiency and living. The character and charm of this historic home remain evident in every corner, while thoughtful modernisation ensures it meets the demands of contemporary family life, including hard wired super-fast broadband throughout the property. The house flows effortlessly from room to room, offering countless enchanting spaces in which both children and adults can retreat, while also providing superb accommodation for entertaining on a grand scale.

The property's first impression is captivating. Its handsome façade sits beneath a beautifully renovated pitched tiled roof and is approached via a gravel driveway providing ample parking.

Justifiably Grade II listed for its architectural and historic significance, Glebe House has long been regarded as one of the village's most important homes, and it is easy to understand why. Further rarity is found in its privacy and sense of peace and nature – being secluded from neighbours in this quiet yet friendly village, only minutes from the coast and 'from the door' local stables, walks and country pursuits. Upon entering, guests are welcomed into a large reception hall featuring attractive flagstone flooring and a charming open fireplace. Beyond lies a substantial boot room with fitted cupboards, ideal for storing outdoor clothing and muddy boots after exploring the wonderful countryside for which the area is renowned.

The ground floor flows seamlessly through a series of elegant reception rooms, each offering flexibility to suit a family's individual needs. A generously proportioned dining room is currently utilised as a den and formal study, highlighting the versatility of the accommodation.

The drawing room deserves special mention. Exceptionally beautiful and bright, it features high ceilings, ornate cornicing, an original fireplace with open fire, and a large bay with French doors opening





directly onto the delightful gardens. It is a superb room in which to entertain throughout the seasons, whether gathered around the fire in winter or enjoying the gardens during the summer months.

Adjacent to the drawing room is a further sitting room, currently used as a second study. A peaceful haven, it also benefits from French doors leading to the garden and is flooded with natural light all year round. Perhaps the greatest surprise, and a rarity in a house of this age and character, is the magnificent family kitchen. Carefully designed to form the true heart of the home, it centres around a large breakfast island and incorporates a multi-oven range cooker alongside an array of attractive wall and base units. A fabulous walk-in larder houses a large fridge freezer, while westerly views over the garden and cottage further enhance the space as the morning sun streams in.

Adjoining the kitchen is the large breakfast room with ample flexible space for family living and dining. With tall sash windows and high ceilings, it would also make an excellent playroom. Original maid's bells remain in situ, a charming reminder of the property's history as the working heart of the house.

Additional ground floor accommodation includes a laundry room, sewing room, large boiler room/workshop and a substantial domed cellar accessed from the kitchen.

Illuminated by tall sash windows, a graceful staircase rises to a half landing, reading nook and cloakroom. Stairs then continue to the first floor where the stunning principal bedroom accommodation is located.

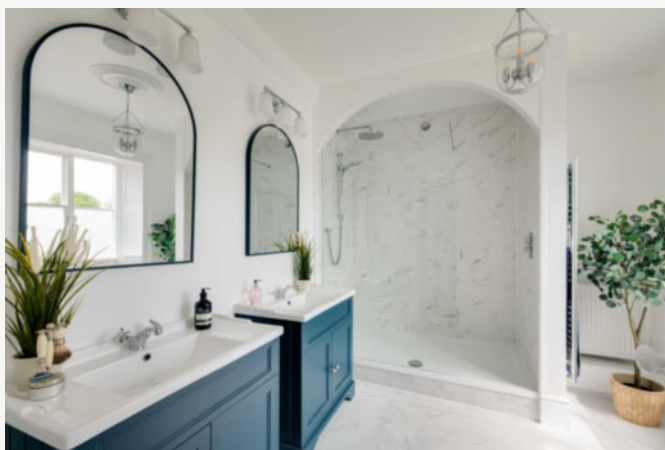
The master bedroom would not be out of place in a five-star country house hotel, with three south facing full sash windows enjoying wonderful views and featuring an elegant ornate fireplace. A second door leads to a newly renovated master bathroom with twin basins and a large walk-in shower.

The guest bedroom is equally impressive, offering generous proportions, a charming fireplace, further south facing sash windows and delightful views. Completing this floor is a flexible third bedroom, currently used as a large dressing room, and a beautifully designed family bathroom, finished with exceptional flair and attention to detail.

The second floor is brimming with character and individuality, the result of imaginative design and careful thought. Here are four further sunny bedrooms together with an excellent family bathroom, a small coffee bar area, and large characterful storage cupboards and easily accessible eaves storage.

GARDENS & GROUNDS

The property sits within its own private walled gardens and grounds of approximately 1.2 acres, a feature that is increasingly rare. To the





front lies a large lawned area, enclosed in part by attractive walls, providing a safe and secure environment for children and pets while ensuring complete privacy within. Stunning beds are filled with joys such as peonies and jasmine, and the lawns are lined with snowdrops and bluebells in the spring, and include a particularly attractive feature well, replicated in the courtyard.

A number of beautiful specimen trees punctuate the grounds, creating numerous spots from which to enjoy this tranquil setting, including an enchanting orchard tucked away to capture the evening sun.

Adjacent to the main garden is a substantial walled garden, currently laid to lawn. It is believed to have once accommodated a grass tennis court and would also provide an ideal location for a swimming pool, subject to any necessary consents.

The vinery has been transformed into a delightful al fresco dining area, draped in vines and complemented by raised beds to one side. The gardens have been thoughtfully designed to maximise enjoyment and entertaining while remaining considerate of maintenance needs.

THE COACH HOUSE

The Coach House is a charming two storey building that sits perfectly at the rear of the main residence. Carefully restored, this offers endless possibilities for future use, subject to the wishes of its new owner. Three large coach house doors open up to provide light and flexible spaces beyond. The highly considered works to secure and restore the roof, structure, floors and improve access also include a complete rewire and installation of a new water supply to maximise future use options. New owners could easily convert this to a business and office space, a further 4-5 bedroom residence or multiple holiday letting accommodations (STPP) – the potential is tremendous and the historical features add a sense of past use and charm to every part of this much loved building.

THE COTTAGE

Positioned alongside the main house, yet sufficiently distant to ensure privacy, is a truly charming cottage. Like the principal residence, the cottage has been meticulously renovated and offers all the modern comforts, ideal for guests or a live in relative.

Accommodation includes a spacious sitting room with open fireplace, a well-appointed kitchen, two excellent bedrooms, a bathroom and a porch with washing machine. Many guests have remarked that they could happily live in the cottage itself, and it is easy to understand why. With charming views of the main house, and tumbling roses fronting the building, the only risk, perhaps, is that they may never wish to leave!





LOCATION

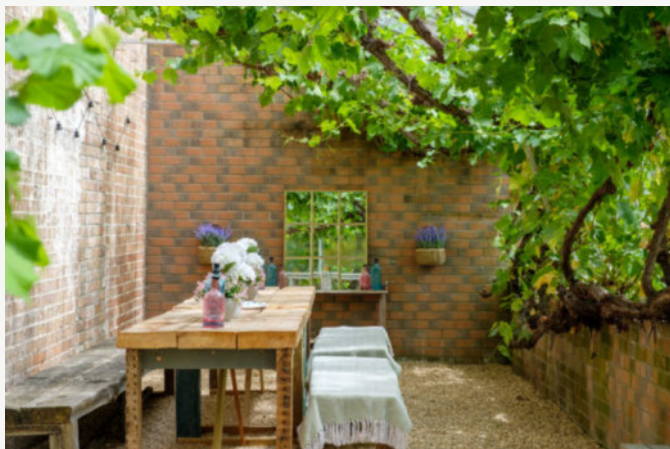
Glebe House is situated in the delightful conservation village of Moreton, lying 15 minutes from Lulworth Cove and c.8 miles east of the county town of Dorchester. Much of the surrounding land is owned by the Frampton Estate and is well situated for access to the stunning Jurassic coastline, Studland and the Purbecks, in a designated Area of Outstanding Natural Beauty, with miles and miles of fabulous footpaths and bridleways for endless walking, cycling and riding. This picturesque village has a café within walking distance in 'The Walled Garden' across the road, with its five-acres of stunning landscaped formal gardens, and the Frampton Arms Pub and Moreton mainline railway station to London Waterloo sit just 1.6 miles away.

The county town of Dorchester has an excellent range of facilities with shops, schools, restaurants and the highly regarded Dorset County Hospital. Of particular note is the 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 a mainline railway station with a fast regular service to London Waterloo.

The quayside market town of Wareham is just under 9 miles away and has an eclectic mix of restaurants and shops, as well as a yacht club. The seaside town of Weymouth to the south has a wide selection of beaches, restaurants and shopping, including the popular quayside area for its crafts, crabbing, sailing, dining and people watching.

SPORTING & RECREATION

Local stables with livery are located in easy walking distance from the property within the village, run by the family of the local Moreton estate, with bridleways spanning in all directions. There is an excellent range of further sporting and leisure pursuits in the area including golf at Dorchester, Yeovil, and Sherborne. Racing at Wincanton, Salisbury, Exeter, Bath, and Taunton. There are theatres in Poole, Salisbury and Bath.



EDUCATION

This area is renowned for its schooling. State schools within catchment are Frome Valley CE First School in Crossways (3.2 miles) and Middle school in the nearby village of Puddletown, just under 3 miles. The Thomas Hardy School in Dorchester offers outstanding state secondary education. The area is well served by independent schools at Milton Abbey, Bryanston, Clayesmore, Sherborne and Canford.

HISTORICAL NOTE

The parish church of St Nicholas is described by Pevsner as 'a gem of a Georgian Gothick building'. It is also noted for Laurence Whistler's engraved glass windows from 1958-1990. Pevsner describes the five 3- light windows of the apse as 'a stroke of genius'. Lawrence of Arabia, who was killed in a motorbike accident nearby, is buried in the cemetery at Moreton.

PROPERTY INFORMATION

SERVICES: Mains electricity & water. Private drainage (septic tank). Oil fired central heating.

EPC: House - E. Cottage - F

TENURE: Freehold with full vacant possession upon completion.

LOCAL AUTHORITIES: Dorset Council Tel 01305 251000

COUNCIL TAX: House - G. Cottage - C.

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///slope.collides.port](#)

In the village of Moreton, pass the Walled Garden on your left, and at the grass triangle continue round the left hand bend, signposted Crossways & Weymouth. Glebe House is on the right hand side, the entrance to the drive is at the end of the long brick wall.

Please note that SatNav directs you to the neighbouring property's driveway.





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.

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