



69 THE CLIFF

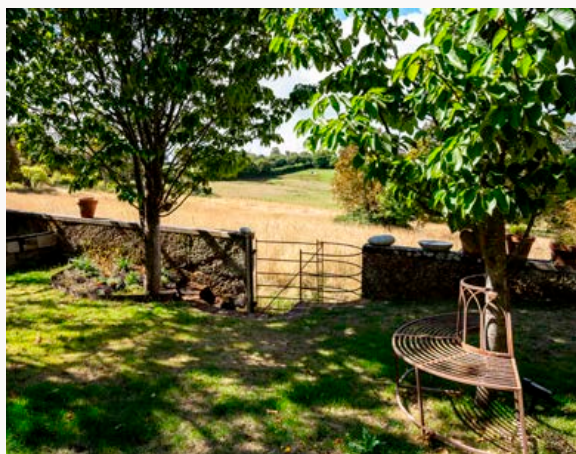
BRYANSTON, BLANDFORD FORUM, DORSET

JACKSON-STOPS



69 THE CLIFF
BRYANSTON, BLANDFORD FORUM, DORSET

A SUPERBLY REFURBISHED AND
BEAUTIFULLY PRESENTED PERIOD
COTTAGE IN AN ENVIABLE LOCATION



DISTANCES

Blandford Forum Town Centre $\frac{3}{4}$ mile

Wimborne 11 miles

Poole 15 miles,

Dorchester 19 miles

Salisbury (station) 27 miles

(all distances are approximate)

KEY FEATURES

- Substantial period cottage (about 1,650 sq/ft)
- Superbly refurbished and updated
- Comfortable open plan living room with wood burner
- Generous kitchen breakfast room
- Large boot/utility room and potential study/office
- Three double bedrooms
- Two smart bath/shower rooms (one ensuite)
- Sunny west facing garden
- Offroad parking

DESCRIPTION

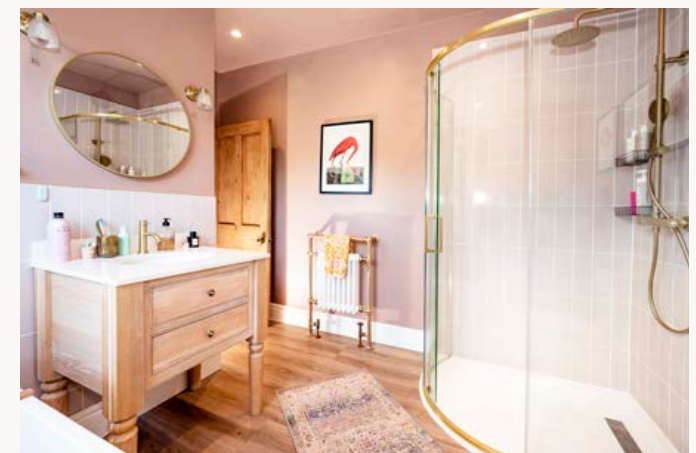
This very attractive red brick semi-detached cottage dates from the early 1920's and is believed to have been one of the last houses built by the Portman family on the Bryanston Estate. It was bought by our clients in 2023 as a project and over the last 3 years they completed a comprehensive refurbishment of the cottage to create a lovely home in an enviable location backing onto open fields. Refurbishment works included rewiring, re plumbing and a new heating system, and almost total replastering. A couple of walls were removed to create two more spacious living areas, one of which is a dining area and comfortable sitting area with wood burning stove and double doors out to the garden. On the other side of the hall there is a well fitted contemporary kitchen with a range of quality built in appliances and a breakfast area, and off the kitchen a large outbuilding has been adapted to form a rear porch/boot room, a well appointment utility room and a storeroom which could easily form a study/home office. With period style tiling to the hall and hardwood floors throughout the ground floor the cottage is presented beautifully in a modern style that compliments the period character of the cottage.

OUTSIDE

With a long frontage the cottage is set nicely back from the lane behind a low wall with a neat garden and a wide parking bay for two or three cars. From there a low maintenance garden with a mature Magnolia wraps around the outbuildings into the sunny west facing back garden which is largely lawned with a selection of mature fruit trees and an old wrought iron kissing gate opening onto the path into the village. Immediately behind the house double doors from the living room open onto a split level terrace with a new pergola and a lovely outlook across the fields behind the cottage.

SITUATION

Within the grounds of the estate and with its own pub (The Old Powerhouse), the small village of Bryanston is a convenient location just across the river from the historic market town of Blandford Forum, famed for its architecture and one of the finest Georgian churches outside London. From this ideal location it is an easy walk into town where the amenities include an M&S food hall, Tesco and Lidl superstores, or out into the lovely surrounding countryside is designated as a National Landscape (former AONB) And there are lots of good opportunities for sport and recreation, water sports, sailing and walking nearby around Poole Harbour and along Dorset's renowned Jurassic Coastline, which is not much more than ½ an hours drive away. Communication links around Blandford are excellent and the commute to Dorchester, Poole, Bournemouth and Ferndown is straightforward. Easy access onto the A31 provides a quick link to the M27 for Southampton and Portsmouth, and the M3 up to London. The A303/M3 via Salisbury provides another option for driving to London, and Salisbury is the most convenient station (London Waterloo from 1 hour 40 mins). The area is also well served with good schools at all levels. As well as a nearby primary and state secondary school, the wide choice of independent schools includes Bryanston on the doorstep, Milton Abbey, Canford and Clayesmore, and prep schools at Sandroyd, Castle Court and Dumpton.



69 THE CLIFF BRYANSTON, BLANDFORD FORUM, DORSET DT11 0PP

TOTAL APPROX. FLOOR AREA 1651 SQ FT / 153.4 SQ M

PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains water, electricity and gas. Estate private drainage system (estate rates apply). Gas heating.

Broadband and Mobile: Good broadband (FFTP) and mobile coverage. For more information on both go to: www.ofcom.org.uk

Covenants and Easements: Please seek specific advice from a solicitor.

EPC: Band E (potentially band B)

Local Authorities: Dorset Council. 01305 221000. www.dorsetcouncil.gov.uk

Council Tax: Band E. Charge for 2026/27 £3,321.38

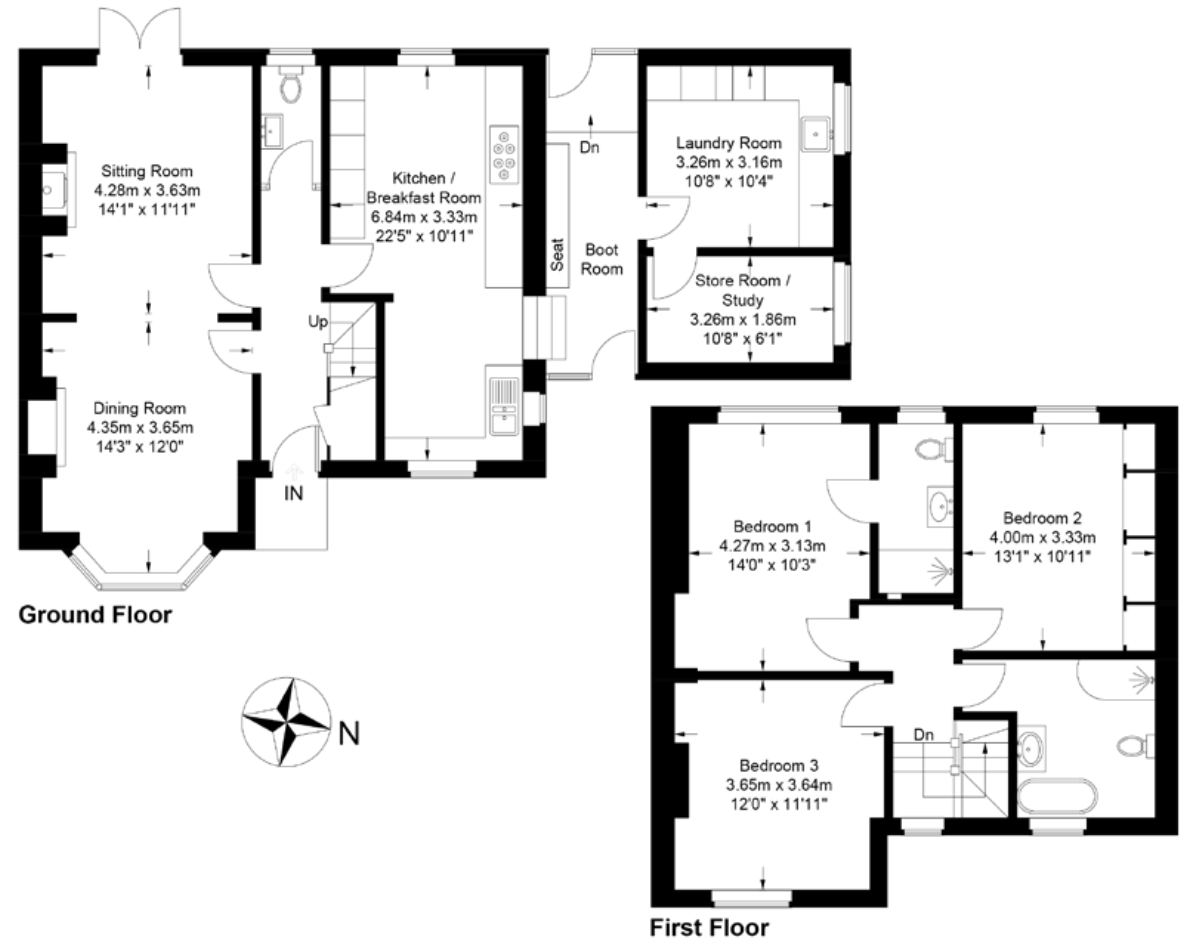
Planning: Please note 69 The Cliff is not listed but it is located in the protected heritage landscape of the Bryanston Estate (and Bryanston School) and conservation area.

Directions

For Satnav use DT11 0PP and What3words [jokes.agency.lucky](https://www.what3words.com/jokes.agency.lucky)

Leave the market square in Blandford along West Street, going over the river bridge and the mini roundabout at the entrance to Bryanston School. Then take the first right into New Road, go up the hill and take the next right signposted to Bryanston and Bryanston School. Follow this lane, known as The Cliff and No.69 will come up on your left at the end of the row of period cottages, and before you go down the hill into the village.

Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BLANDFORD FORUM

01258 423002

blandford@jackson-stops.co.uk
jackson-stops.co.uk

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