

## Detached farmhouse close to Dorset coast

Outstanding views, three acres, spring water and scope at reduced price

Fortnam Smith and Banwell, **team** estate agent in Charmouth, Dorset, is delighted to offer for sale this detached farmhouse with outstanding 180° panoramic views overlooking the Marshwood Vale, set in its own grounds of approximately three acres near to the popular resorts of Charmouth and Lyme Regis on Dorset's Jurassic Coast.



A sweeping driveway leads to the secluded farmhouse with a parking area for up to eight cars. The solid wood front door leads to a lobby then the dining hall with a galleried wooden staircase, through to a large, triple-aspect lounge with doors to a patio and a fireplace of cut dressed stone, along with a studio/ study with a fireplace and a door to the side patio - all bright and airy rooms with hand crafted full-height windows taking full advantage of the views.

The kitchen is fully fitted, with bespoke pine hand-crafted furniture, dishwasher and Rangemaster oven. A utility area, two store rooms, WC and a door to the double garage complete the downstairs.

Upstairs is a large bathroom with a built-in shower cubicle and freestanding roll-top bath, along with three bedrooms and a master with en-suite.

The grounds are a real feature of the property, totalling approximately three acres with a lawned garden to the rear, joined by patio areas, wooden decking, fruit cages, wooden sheds, an old single garage and a large, stock-proof chicken run and house with chickens.



Greenlands Farm also includes a fenced, uncultivated paddock and although fed by mains water, it also boasts two of its very own spring water wells – one of them capped, from which water can be piped to the house if required. Water from the same source also feeds the chapel of St Whit, in Whitchurch village further down the valley and is believed to have healing properties.

Planning permission has been granted to extend the property on both sides, and with the scope in the grounds, Greenlands Farm offers an opportunity to purchase a beautiful family home with ideal potential to offer B&B accommodation, to develop for holiday lets, to provide a self-contained home for granny or to provide a working space, subject to necessary consents.

Greenlands Farm is now on the market at a guide price of **£650,000**. For further details, contact Fortnam Smith & Banwell in Charmouth on 01297 560945.

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**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

**Notes to editors:**

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

**For further information, please contact:**

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