



**COPSE GATE FARM**  
WHITCHURCH CANONICORUM, WEST DORSET

**JACKSON-STOPS** 

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**COPSE GATE FARM  
WHITCHURCH CANONICORUM, WEST DORSET**

AN OUTSTANDING CONTEMPORARY ECO FARMHOUSE AND SMALLHOLDING, BOASTING SENSATIONAL PANORAMIC VIEWS ACROSS THE MARSHWOOD VALE, WITH PRIVATE GARDENS & LAND EXTENDING TO 28 ACRES.



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**DISTANCES**

BRIDPORT - 5.5 MILES

LYME REGIS - 8.2 MILES

AXMINSTER (MAINLINE TO WATERLOO) - 8.5 MILES

TAUNTON - 25 MILES

EXETER 36 MILES

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**ACCOMMODATION**

Ground Floor & Basement

- Reception hall
- Large kitchen/dining/breakfast room with solid fuel Rayburn and views to the Marshwood Vale.
- Snug/TV room with woodburning stove
- Ground floor guest suite with independent access
- Utility/boot room with WC
- Stairs down to -
- Cellar/basement store room & plant room

First Floor

- Impressive galleried landing with picture window
- Master bedroom with en suite shower room, walk in wardrobe, vaulted ceiling and picture window.
- Further double bedroom with en suite bathroom, vaulted ceiling and picture window.
- Study/bedroom 4 with vaulted ceiling and picture window
- Store room/walk in linen cupboard

Outside

- Private driveway with ample parking, leading to double garage
- Farmyard with barns
- Large workshop
- Polytunnel
- Formal gardens with paved terrace, plus kitchen garden & chicken run
- 4.5-acre wood - planted 6 years ago
- All in approx. 28 acres

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## FARMHOUSE DESCRIPTION

Built in 2006, with a credible commitment to sustainability and impressive eco credentials, Copse Gate Farm has been well designed and perfectly situated to take full advantage of its peaceful surroundings, with breath taking views across its land and beyond to the Marshwood Vale.

Its L shaped design, with a simple but classic façade of rendered elevations under a Canadian natural slate roof, provides a fresh and unique take on countryside living in this very traditional and rural environment. With all principal rooms facing either south or west, with large oversized openings and extensive glazing, natural light is maximised throughout, creating bright and inviting spaces fit for 21st century living. Internally there is a real sense of uncompromised quality throughout, including a bespoke and locally sourced solid wood kitchen and oak staircase, which beautifully complement the doors and floorboards produced from timber sourced from the land.

The accommodation on the ground floor has the classic characteristics of a modern farmhouse, with neutral colour-washed curved edge walls and deep window sills. A very generous fitted kitchen/breakfast room with ample space for a large dining table is a superb entertaining or family space, with French doors opening out onto a private and sunny paved terrace creating the perfect place in which to sit, relax and watch the sun set.

A cosy snug complete with wood burning stove is separated by half glazed doors leading from the kitchen, providing a perfect retreat in the evenings. A guest suite with its own independent access sits adjacent to this and has in the past been used as Bed and Breakfast accommodation (5★). Completing the ground floor is a large utility/ boot room and WC, with access in from the rear of the house; all important for countryside living.

A beautiful curved bespoke staircase rises to the first floor revealing a very light and spacious galleried landing area, leading to two equally fabulous and well-proportioned double bedrooms with vaulted ceilings and picture windows that frame the stunning views to the countryside. A good-sized study with bespoke bookcases and picture window could easily be used as a fourth bedroom if required, and equally the current store room/walk in laundry cupboard could double up as a study or be adapted to become a bathroom, offering a great deal of versatility. The property also benefits from an integrated hard wired media system.





## OUTSIDE

Approached via the country lane, a private driveway sweeps to the rear of the property and into a vast parking area leading to a double garage, workshop and the well-kept farmyard.

Formal landscaped gardens and climbing plants have been expertly designed and planted to the exterior façade, driveway and generous paved terrace. Paddocks extending to 28 acres in total lie mainly to the front of the property, showcasing the glorious views from the house. The land is down to permanent pasture and is registered for the Basic Payment Scheme. It includes a newly planted 4.5-acre woodland, kitchen garden, polytunnel and chicken run, field shelter and two ponds.

## FARM BUILDINGS, WORKSHOP & GARAGING

The farmyard and outbuildings lie to the North & East and have been carefully positioned to the rear of the main house, being accessed via the main driveway, these buildings can also be accessed by the back/farm entrance.

A double garage, with pitched slate roof has the potential to accommodate an office above (subject to the necessary planning consents).

A large workshop with sloping roof could offer the potential (subject to the necessary planning consent) for conversion for ancillary/holiday accommodation if required.

Cow shed and hay barn, which could be adapted for equestrian use.



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## SITUATION

Copse Gate Farm is just 1.6 miles from the village of Whitchurch Canonicorum, known as the capital of the Marshwood Vale, an Area of Outstanding Natural Beauty. With some of the most striking countryside in Dorset and only a few miles from the stunning Jurassic Coastline, the village is an attractive mix of farms and cottages, complete with a village hall, public house, pre-school and Parish Church of St Candida (or St Wite). Nearby Morcombelake has a farm shop selling a variety of groceries and a post office can be found at nearby Chideock. Charmouth is within 3.5 miles and offers a selection of village shops, primary school and a medical practice. Shaves Cross is just one mile away with its excellent pub and restaurant serving great food. A wider range of amenities are available in the nearby towns of Bridport which has a Waitrose, Morrison's and a popular twice weekly street market; Lyme Regis with its famous Cobb, sandy beach and excellent range of shops; Axminster which has a mainline railway station to London Waterloo (2.45hrs).

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## EDUCATION

There are primary schools in Charmouth and Marshwood, state secondary education at Woodroffe School in Lyme Regis and Colyton Grammar School. Public schools include Sherborne school (for boys), Sherborne school and St Antony's Leweston (for girls), Exeter School, Bryanston, Canford and Clayesmore, preparatory schooling at Perrott Hill, Port Regis, Sandroyd and Sherborne.



## EPC & ECO CREDENTIALS

EPC – C

Ground Source Heat Pump

PV Array – Tax Free income to November 2037, currently covering all utility bills & community charge with surplus income.

Rainwater collection system – 4,000 and 2,500 Litre tanks and 3 Wells.

## LOCAL AUTHORITY

West Dorset District Council – Telephone 01305 251010

Dorset County Council – Telephone 01305 251000

## SERVICES

Mains water & electricity connected. (PV Array producing electricity and income) Ground Source Heat Pump for underfloor heating & hot water. Private drainage. (treatment plant). Superfast broadband.

## COUNCIL TAX: Band C

**TENURE:** Freehold with full vacant possession upon completion. As a working smallholding, the property qualifies under 'Mixed use' for stamp duty.

## VIEWINGS

Strictly by appointment only with Jackson-Stops, Bridport office. Telephone 01308 423133 or email [bridport@jackson-stops.co.uk](mailto:bridport@jackson-stops.co.uk)

## DIRECTIONS (DT6 6RN)

From our office on South Street, proceed north, turning left onto West Street, and then taking the second exit at the first mini roundabout, and the second exit at the next roundabout onto the B3162 towards Salwayash and Broadwindsor. Follow this road for 1½ miles at the crossroads turn left, signed Broadoak. Follow this road for 3 miles until you see the Shaves Cross Inn on your left. Turn left down the side of the pub and follow this road for a mile and you will find Copse Gate Farm on the right. Please park at the top of the drive and follow the path to the front door.

## COPSE GATE FARM, WHITCHURCH CANONICORUM, WEST DORSET

APPROXIMATE GROSS INTERNAL AREA 2336 SQ FT / 217 SQ M

BASEMENT = 478 SQ FT / 44.4 SQ M

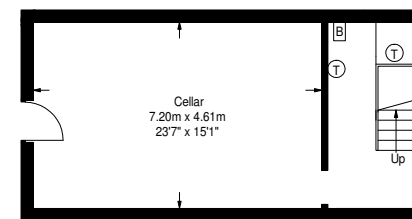
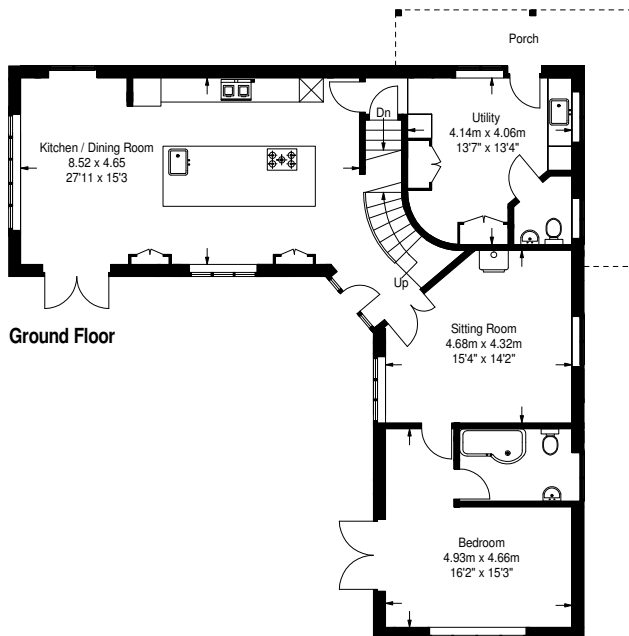
TOTAL = 2814 SQ FT / 261.4 SQ M

### OUTBUILDINGS

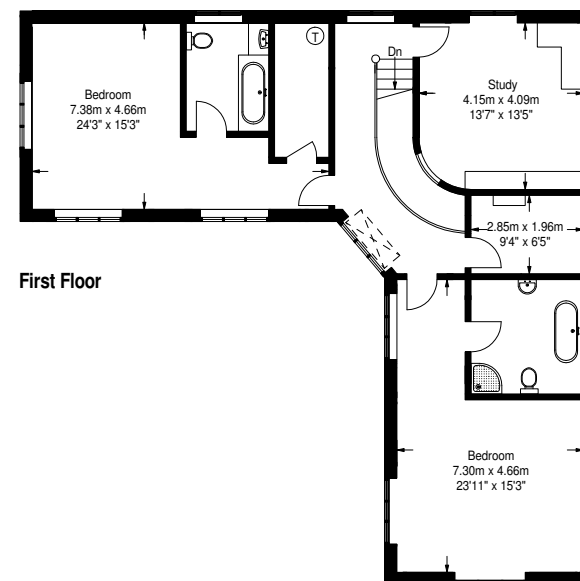
WORKSHOP = 631SQ FT / 58.6 SQ M

GARAGE = 357 SQ FT / 33.1 SQ M

BARNs = 2379 SQ FT / 221 SQ M



Basement



First Floor

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 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

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