



**MYRTLE COTTAGE**  
NETHERBURY, WEST DORSET

**JACKSON-STOPS** 

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**MYRTLE COTTAGE  
NETHERBURY, WEST DORSET**

A BEAUTIFULLY PRESENTED AND SYMPATHETICALLY RESTORED GRADE II LISTED COTTAGE, SET IN THE VERY HEART OF ONE OF DORSET'S MOST PICTURESQUE VILLAGES, WITH THE OPTION TO ACQUIRE THE NEIGHBOURING PROPERTY TO CREATE ONE EXCEPTIONAL FAMILY HOME, OR INDEED AN ADDITIONAL INCOME STREAM.



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**MILEAGES**

- BEAMINSTER 2 MILES
- CREWKERNE 8.7 MILES  
(WATERLOO 2½ HOURS)
- BRIDPORT 5.4 MILES
- WEST BAY/DORSET COAST  
6.8 MILES
- DORCHESTER 18.6 MILES
- LYME REGIS 15.8 MILES

(ALL DISTANCES ARE APPROXIMATE)

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**ACCOMMODATION**

**Ground floor**

- Entrance hall
- Sitting room with inglenook fireplace, open fire and bread oven
- Kitchen / dining room
- Utility room
- Study area
- Shower room
- Family room / snug with separate staircase leading to a double bedroom & en suite

**First Floor**

- Double bedroom with en suite bathroom with separate staircase access from the family room / snug
- 2 further double bedrooms
- Family bathroom

**Outside**

- Extensive fully enclosed garden with seating area
- Off street parking for several cars
- Planning permission for oak framed open double barn garage

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## THE PROPERTY

Myrtle Cottage is a most attractive and beautifully presented Grade II Listed property, constructed of stone elevations under a thatched roof, and is superbly located in the pretty village of Netherbury. The property is adjoined by one other; Pear Tree Cottage, which is for sale separately. They originally formed one large house that was later split into two, but there is planning permission and listed building consent in place to join them together again if required. Having been sympathetically restored by the current owners, they have been successfully holiday let for a number of years, and offer a range of possibilities and uses.

With wonderfully light and well-proportioned rooms Myrtle Cottage has a cosy yet spacious feel throughout with an abundance of period features including exposed timbers, window shutters and a large inglenook fireplace, adding to its charm and appeal.

The garden path leads through the pretty front garden to the main door of the cottage, which opens into the spacious central hallway with rear door to the end. To one side is the fabulous kitchen / dining room. With dual aspect windows and ample space for a large dining table this room is a light and bright space, ideal for entertaining. To the other side of the hallway is the comfortable sitting room, with an attractive inglenook fireplace with open fire and original bread oven, retained from the cottage's days as the village bakery, exposed timbers and a cosy reading nook. Leading from this lies a useful study area and downstairs shower room. The former barn has been cleverly converted into a family room / snug. With windows to two sides and large, partially glazed doors leading to the rear garden, this light and airy room is a useful addition as a second reception room. However, with a separate staircase rising to a large bedroom with bathroom, the independent access this room allows could equally lend itself to a variety of uses, such as guest accommodation or indeed multigenerational living.

The main staircase leads from the kitchen to the rest of the first floor accommodation, with a large landing with study area, two large double bedrooms with fitted cupboards and a good sized family bathroom. All of the accommodation is beautifully presented and maintained to a very high standard.

All in all this superb, characterful cottage would make a wonderful primary or secondary home, with the added advantage of the smaller adjoining Pear Tree Cottage for sale to open up a range of further possibilities.



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## OUTSIDE

A formal lavender hedge lines the pathway leading to the front entrance, with a climbing wisteria complementing the pretty stone façade. The rear garden is a true delight, with a large lawned area bordered by mature trees and shrubs with views to the village church. There is a private driveway with parking for several vehicles, and in addition, there is planning permission in place to erect a detached double timber framed cart shed at the rear of the property.

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## LOCATION

The picturesque village of Netherbury is in a conservation area and justifiably one of the most sought-after villages in West Dorset. Nestled along the Brit Valley and the nearby River Brit amongst rolling hills and stunning countryside, the village was home to the original 'River Cottage' of Hugh Fearnley-Whittingstall fame. Enjoying a thriving community, the village hall hosts a range of events and activities, and the beautifully positioned 12th century St Mary's Church. The popular Hare & Hounds Public House is a 20-minute walk in the nearby hamlet of Waytown, whilst historic Beaminster is just 2 miles away offering convenience and bespoke shopping as well as a number of popular restaurants, cafes and pubs, two doctors surgeries and post office. Approximately 6 miles to the south is the vibrant Georgian market town of Bridport with its twice weekly market, regular farmers' and vintage markets and a range of shops and services such as restaurants, art centre, leisure centre and supermarkets. West Bay, with its harbour, shops, cafes and art galleries can be found further to the south with easy access to the beaches and many beautiful coastal walks. The area forms a part of the Jurassic Coast, World Heritage Site and benefits from the impressive backdrop of the dramatic West Cliff with lovely bathing and fishing beaches.



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## EDUCATION

Schooling is excellent with primary schools at Salwayash CE VA, St. Mary's Beaminster and Broadwindsor School. Secondary schooling at Beaminster and Bridport. Pre-prep and preparatory school at Perrott Hill. Public schooling at Sherborne School (for boys); Sherborne School (for girls); Bryanston; Canford; Milton Abbey (mixed) and St. Anthony's Lewesdon (girls) all within easy driving distance.

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## SPORTING & RECREATION

West Dorset is a beautiful area well known for its network of footpaths, bridleways and The Jurassic coastline, a World Heritage Site, is only a short distance away. Golf courses at Lyme Regis, Bridport and Dorchester. Racing at Bath, Wincanton, Salisbury and Taunton. Sailing at Weymouth and Lyme Regis.

# MYRTLE COTTAGE NETHERBURY, WEST DORSET

TOTAL APPROX. FLOOR AREA 2212 SQ FT / 205.5 SQ M

## PROPERTY INFORMATION

**Services:** Mains electricity, water and drainage. Electric central heating.

**Local Authorities:** West Dorset District Council.  
Telephone: 01305 251010.

Dorset County Council. Telephone: 01305 251000.

**EPC:** Exempt

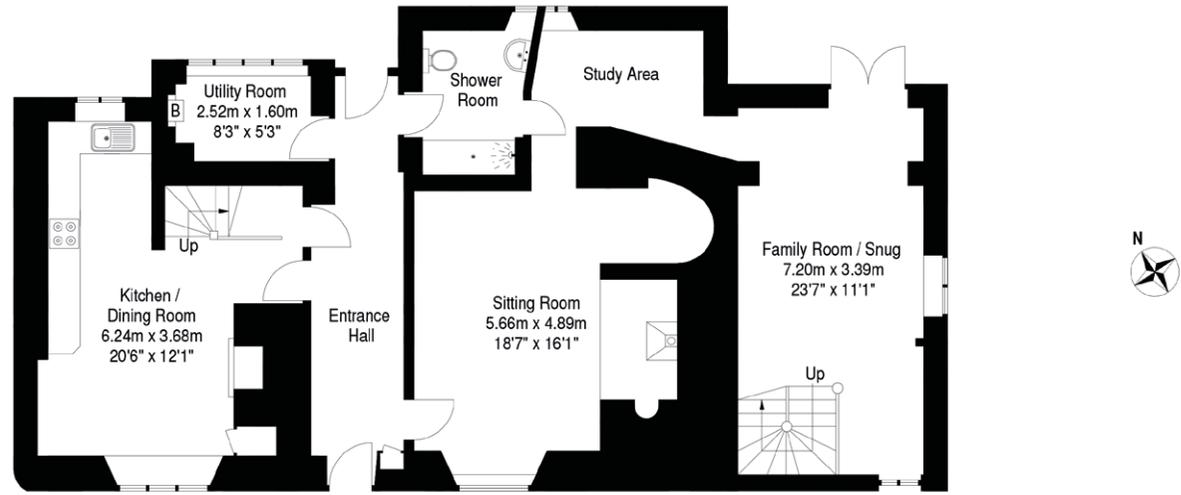
**Tenure:** Freehold with full vacant possession upon completion.

**Viewings:** Strictly by appointment only with Jackson-Stops

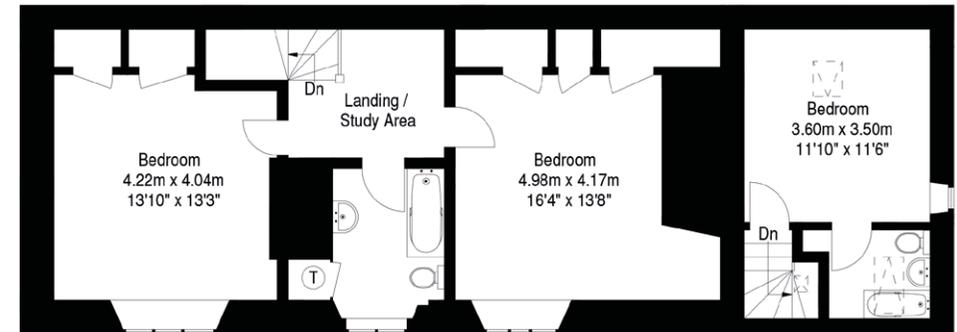
**Postcode:** DT6 5LS

## DIRECTIONS

From Bridport head north on the A3066 towards Beaminster. Proceed through the village of Melplash and shortly after leaving the village you will come to a right-hand bend. On this bend bear left to the turning to Netherbury. Follow this road then proceed straight across the crossroads over the bridge and into the village. Myrtle Cottage can be found on the right-hand side shortly before you reach the junction in the centre of the village.



Ground Floor



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.

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