



Court House

Whitchurch Canonorum, Bridport

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A detached four-bedroom period cottage with just over 1.7 acres, in a picturesque setting close to the Jurassic Coast

A former farmhouse situated in a peaceful village at the southern end of The Marshwood Vale, within the Dorset National Landscape. The property offers over 2,000 sq ft of spacious accommodation with various character details including exposed beams and rubble stone walls. The grounds total 1.7 acres and comprise a detached store/workshop and a fenced paddock backing on to open fields.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS + W/C



CARPORT + STORE/WORKSHOP



1.7 ACRES INC FENCED PADDOCK



FREEHOLD



RURAL/VILLAGE



2,353 SQ FT



GUIDE PRICE £800,000



The property

Court House is well-presented thatched cottage with Grade II listed status, that dates from the 17th century. The property retains some of its original rubble stone walls, while red brick facing was added in the 18th century. Inside, the accommodation features exposed timber beams and a wealth of other character details, with the living space comprising three comfortable reception rooms and four bedrooms.

The ground floor reception rooms include the sitting room and dining room, both of which are accessed off the welcoming entrance hall with its tiled flooring. The sitting room has a limestone surrounded fireplace, fitted with a woodburning stove, while the dining room features original flagstone flooring and a grand inglenook fireplace, fitted with a log burner. There is also a further reception room with its own entrance, providing further comfortable space in which to relax. Towards the rear, the well-equipped kitchen has wooden fitted units, integrated appliances and an Aga, as well as space for a breakfast table for informal dining. The adjoining utility room provides further

fitted storage and space for home appliances. The utility room leads to a useful ground floor w/c.

Upstairs are four double bedrooms, all benefiting from built-in storage. The principal and second bedroom feature en suite shower rooms, with the latter also offering direct access from the ground-floor reception room, ideal for multi-generational living or guests. The first floor is completed by a family bathroom.

Outside

At the front of the property, the well-tended garden includes clipped Yew hedges, an area of lawn with a central bed and paved pathways to the main entrance and the secondary entrance. The driveway and detached carport at the side provides space for several vehicles. To the rear of the carport is a garden room and store, which could additionally serve as a workshop or home gym. The generous garden at the rear has rolling lawns and various young trees, as well as a vegetable garden with an unheated greenhouse, boarded beds and established border hedgerows.



The garden backs onto a paddock, accessed via the road. There is post and rail fencing which allows for far-reaching views across the open fields beyond. The whole totals approximately 1.7 acres.

Location

The property is set in the small village of Whitchurch Canonorum, surrounded by the picturesque countryside of the Dorset National Landscape. The village has a popular pub, the Five Bells Inn, which offers excellent service and food. There is a 12th century church and a village hall which hosts frequent local events, while there are also three farm shops selling an abundance of locally produced food, all within approximately five miles from the village. The dramatic Jurassic Coast with its beautiful beaches and breathtaking coastal walks is also within easy reach, as well as walking routes directly accessible from the village.

Nearby Charmouth offers several amenities such as a local store, pubs, cafés, restaurants, a medical practice and a primary school. Lyme Regis and Bridport, just over five miles away, provide a further range of shops and amenities including supermarkets and a market twice a week, as well as a great food and art scene. There are also leisure facilities including health clubs and a popular golf course.

Schooling in the area is excellent. There is the Chard Independent Preparatory School and the much-acclaimed Colyton Grammar School. Other well-regarded schools in the area include Perrot Hill and St John's in Sidmouth.

The university and Cathedral city of Exeter is approximately 30 miles away and is the most vibrant city in the southwest. It offers a large variety of high street and independent shopping, as well as a wide choice of cultural activities with the theatre, museum, arts centre and a wealth of good restaurants.

There are good road connections nearby with the A35 providing links towards Axminster and the A30 and A38 for Exeter and Plymouth. The A303 provides links for the M5 and to London. There are hourly direct rail services from Axminster to London Waterloo and Exeter.



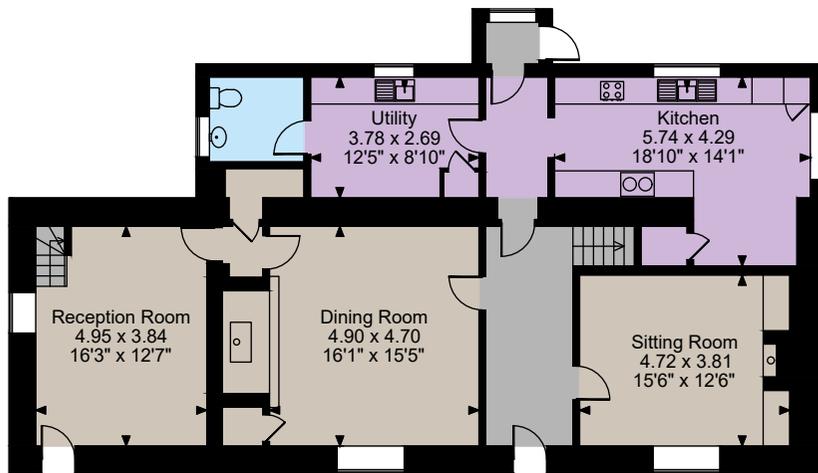
Distances

- Golden Cap National Trust 2.4 miles
- Charmouth 2.5 miles
- Bridport 5.3 miles
- Lyme Regis 5.3 miles
- Axminster Train Station 7.8 miles
- East Devon National Landscape 15.7 miles
- Exeter Airport 30.4 miles

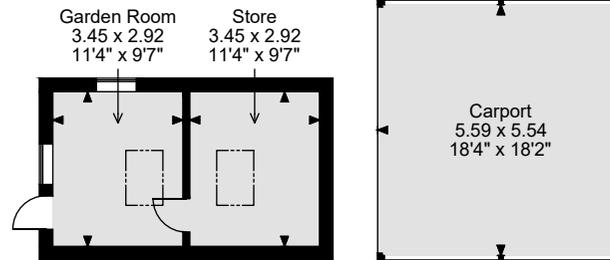
Nearby Schools

- Charmouth Primary School
- Bridport Primary School
- The Sir John Colfox Academy
- Beaminster School
- Chard Prep School
- Colyton Grammar School
- The Woodroffe School
- Perrot Hill School
- St John's School

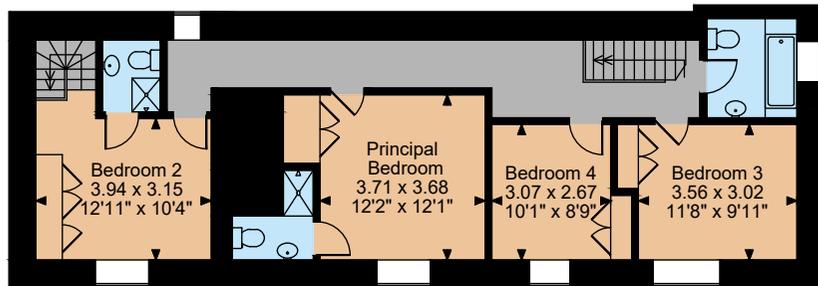




Ground Floor



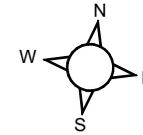
Outbuilding



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8676745/SS



Floorplans

Main House internal area 2,353 sq ft (218 sq m)
 Outbuilding internal area 224 sq ft (21 sq m)
 Carport external area 333 sq ft (31 sq m)
 Total internal area 2,577 sq ft (239 sq m)
 For identification purposes only.

Directions

DT6 6RF
 what3words: ///tonal.divisions.bangle

General

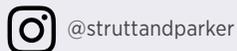
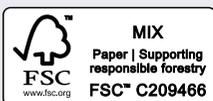
Local Authority: Dorset Council
Services: Mains electricity and water. Private drainage which is compliant with current regulations
Council Tax: Band F
EPC Rating: E
Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2026. Particulars prepared February 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited