

# WESTON

LULWORTH COVE • DORSET



savills

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LULWORTH COVE • DORSET • BH20 5RS

A RARE LUTYENS HOUSE IN THIS HIGHLY SOUGHT AFTER COASTAL LOCATION

## ACCOMMODATION

Reception hall • Kitchen • Breakfast room • Long room • Library • Housekeepers room • Utility room • Pantry • Cloakroom

Principal bedroom with en suite bathroom • Five/six further bedrooms • Family bathroom • WC

Garden room • Basement with store and chauffeur's room • Double garage with store • Further garage with wine cellar  
Outbuilding with studio • Mature landscaped gardens and grounds with direct sea view

In all about 0.86 acres



**Savills Wimborne**

Wessex House, Wimborne  
Dorset, BH21 1PB  
ashley.rawlings@savills.com  
01202 856800





## SITUATION

Weston occupies an outstanding coastal location approached by a private road from this most sought after of villages. The property is situated in a generous plot with direct sea views from the garden and some of the upstairs rooms, just a short distance from the beautiful oyster shaped Lulworth Cove in this stunning and spectacular part of the Dorset Jurassic coast, a designated World Heritage site. Durdle Door with its massive rock archway and shingle beaches is just one mile away. Lulworth is a charming maritime village at the western edge of the Isle of Purbeck and offers a useful range of local amenities including a village store, pubs, church and village hall. Just 4 miles away at Wool is a mainline train service with access to London Waterloo taking about 2 ¼ hours. The towns of Wareham (10 miles) and Dorchester (13 miles) offer more comprehensive facilities. As well as bathing beaches nearby at Lulworth Cove, Durdle Door and St Oswalds Bay, a full range of water sports are within easy reach along the Dorset coast with a large sheltered harbour at Poole

as well as the National Sailing Academy at Weymouth. There are excellent private schools in the area including Canford, Bryanston, Clayesmore, Milton Abbey and Sherborne together with a number of preparatory schools including Dumpton, Castle Court, Port Regis and Sandroyd.

## DESCRIPTION

Weston is a fascinating and rare listed Grade II Lutyens house thought to be the only of its type in Dorset, situated in a superb secluded rural cliff top location with breath taking views from the top of the garden, east towards the Isle of Purbeck coast and west towards the Isle of Portland. This special house is understood to have been designed for Sir Alfred Fripp in 1927 by Sir Edwin Lutyens, the name of the house is thought to have been derived from Westonbirt House in Gloucestershire, then owned by Sir George Holford who supposedly left his good friend Alfred the money for the build. Lutyens designed a number of houses during his career but

he was better known for his grander projects including the British Embassy, Washington and the magnificent viceroy's house, New Delhi. The house has most attractive brick built elevations over three floors, the design of the house utilising the sloping hillside so that the garden can be reached from both ground and first floor, whilst at the same time sheltering the property from the elements in this spectacular coastal location. It is fair to say that the property is now in need of a certain amount of modernisation and refurbishment. As is typical with a Lutyens building, there are some delightful details including attractive brick elevations, a statement front door with classic portico and Tuscan columns in timber, leaded light windows, an impressive scissor staircase, open fire places and some carved panelling. Inside there are some charming rooms, including the long room, the main reception room with library adjoining and a delightful bay window with views across the garden. On the second floor at the rear is a garden room giving access to the outside from the second floor.



On the ground floor is an attractive kitchen with Aga and over the first and second floors are five/six bedrooms some with views of the sea. The house also has some interesting historical connections, the most memorable of guest being Sir Laurence Olivier and Jill Esmond, who spent the first night of their honeymoon there.

#### OUTSIDE

Weston is approached from the lane via a private gravelled drive where there is access to two double garages. From the parking area, stone steps rise gently to the front door where there is also access to the studio and to the western side of the house where a range of storerooms are located. The gardens and grounds surround the property and are predominantly laid to lawn. On the south western side of the house is a level lawn with stone terracing rising towards the rear of the garden together with steps to the terrace outside the garden room. At the top of the garden which rises up from the house there is a sunken seating area from which there are breath taking uninterrupted views out towards the sea with Weymouth Bay and Portland to the west and the Purbecks to the east. Inland in a northerly direction are views towards the hills. From the house there is direct access onto the spectacular South West Coastal Path. In all the garden extends to about 0.86 acres.

#### ACCOMMODATION

Please see floor plans.

#### DIRECTIONS

Lulworth Cove is well signposted and can be approached from either the Dorchester, Wool or Wareham direction. On reaching the small roundabout beside the Lulworth Cove Hotel, bear right and proceed up a private road, heading up the cliff. The entrance to Weston is situated on the left hand side.

#### SERVICES

Mains water, electricity and drainage. Oil fired central heating.

#### LOCAL AUTHORITY

Dorset Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. Telephone 01929 556561

#### POST CODE

BH20 5RS

#### VIEWING

Strictly by appointment with Savills.



**Weston, Britwell Drive, West Lulworth, Wareham, Dorset BH20 5RS**

**Gross internal area (approx)**

**Main House** 503 sq m/5,413 sq ft

**Outbuilding** 28 sq m/306 sq ft

**Garages** 86 sq m/925 sq ft

**Total Area** 617 sq m/6,644 sq ft



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