

Symonds
& Sampson



Elworth Farmhouse

Elworth, Weymouth, Dorset

Elworth Farmhouse

Portesham
Weymouth
Dorset DT3 4HF

A substantial and most attractive Grade II listed detached farmhouse with attached self contained wing delightfully situated in a picturesque and peaceful setting.



- Charming and substantial period detached farmhouse delightfully situated in small hamlet of Elworth
- Stunning, far reaching views across open countryside
- Highly sought after location within easy access to the World Heritage coast
- Self contained wing operating as a holiday cottage
 - 3 reception rooms and 6 bedrooms
- Range of outbuildings, workshop and detached double garage with studio
- Beautifully landscaped gardens and orchard
 - Swimming pool (recently relined)
 - In all circa 0.603 ha (1.489 acres)

Guide Price £1,250,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Originally a Dorset Longhouse and dating from the 17th century, the property offers an abundance of character and charm typical of its age and type including period fireplaces, panelled walls and doors, exposed beams and stone mullion windows.

ACCOMMODATION

The accommodation is extensive and extremely versatile, being arranged over three floors and with an additional attached thatched wing providing income and currently operating as a holiday cottage. On the ground floor, a hallway leads into a double aspect sitting room with inglenook fireplace with wood burning stove. There is a spacious kitchen/dining room with inglenook fireplace housing an electric Aga with induction plate and range of wall and floor cupboards. A side lobby has a door to outside and door into the holiday cottage. At the rear is a snug with French doors opening onto the rear sun terrace.

On the first floor are three bedrooms and a well appointed family bathroom with bath and separate shower cubicle. The second floor comprises of two further bedrooms, one with the benefit of an en-suite shower room.

The attached thatched wing is self contained, ideal for holiday letting or for a dependent relative offering an abundance of character and charm with a sitting room housing a period fireplace and bread oven, modern fitted shower room and a galley style kitchen. Stairs lead to a delightful first floor bedroom with en-suite cloakroom.





OUTSIDE

Outside, the gardens and grounds offer a stunning backdrop to the house, backing onto open fields to the south and enjoying stunning far reaching views across some of West Dorset's finest countryside. Set in stunning landscaped gardens of 1.489 acres, the gardens and grounds provide a beautiful and peaceful oasis, backing onto open fields and providing privacy and seclusion from neighbouring properties within the hamlet. An extensive range of outbuildings include a detached hamstone-built double garage with studio above converted from the original stables, Old Blacksmiths forge/workshop, pump

house and boiler room, outside utility and shower room. An attached store/workshop. Extensive gardens are interspersed with an abundance of flowers, shrubs and trees with paved terracing. At the rear is a swimming pool together with a sun terrace enjoying a south-facing aspect. To the east is an orchard and concrete block garden sheds. At the far eastern boundary is a further area of garden currently rented from the Ilchester Estate currently £125 per annum. To the front, gated access from the lane leads to a gravel driveway with extensive parking. The front gardens are lawned with a range of shrubs and trees extending to the western boundary, offering a further private garden with paths around to the side and rear of the farmhouse.

DIRECTIONS

What3words///silent.perplexed.concluded

SITUATION

Elworth Farmhouse is situated in a most idyllic and peaceful location in a small hamlet to the west of Portesham. Backing onto open fields with stunning far reaching views over some of West Dorset's most beautiful countryside, the location is perfect to explore the coastal villages near by. The picturesque villages of Portesham and Abbotsbury lies a short distance away and close to the World Heritage Jurassic Coastline including the famous



Chesil Beach, which stretches from Lyme Regis along the coast to the nearby coastal resort of Weymouth.

The county town of Dorchester and coastal resorts of Bridport, West Bay and Weymouth can all be found within a 10 mile radius providing a wide range of shopping and leisure facilities as well as a variety of sporting pursuits including golf at West Bay, Weymouth and Dorchester (Came Down), sailing and water sports at Weymouth and West Bay.

The picturesque village of Abbotsbury with its sub-tropical gardens, Swannery and beach lies 1.5 miles away to the west.

There is excellent walking with the Dorset Coast footpath, The Hardy Way and Macmillan Way all within easy reach and, riding in the immediate vicinity with a network of bridleways over the surrounding rolling countryside. Portesham itself enjoys an active social calendar and boasts a public house/restaurant, farm shop with cafe, church, community centre, doctor's surgery and primary school.

SERVICES

Electricity, mains water and septic tank drainage. Oil fired central heating.

Local Authority Dorset Council - 01305 251010



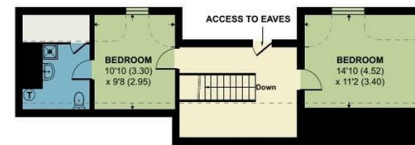
Broadband - Standard and Ultrafast speeds available
Mobile - It is reported you are likely/limited to have network coverage for indoors and likely coverage outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Elworth Farmhouse Council Tax Band F
EPC F
Elworth Cottage Self-catering holiday unit and premises.
Current rateable value £2,750. (Business rate relief if operating as a holiday cottage)
EPC C

Approximate Area = 1816 sq ft / 168.7 sq m
 Limited Use Area(s) = 349 sq ft / 32.4 sq m
 Garages = 941 sq ft / 87.4 sq m
 Thatched Wing = 669 sq ft / 62.1 sq m
 Outbuildings = 213 sq ft / 19.7 sq m
 Total = 3988 sq ft / 370.3 sq m

For identification only - Not to scale



ELWORTH FARMHOUSE SECOND FLOOR



ELWORTH FARMHOUSE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Symonds & Sampson. REF: 1140255



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
101-150 kWh/m²/yr A		
81-100 kWh/m²/yr B		
61-80 kWh/m²/yr C		
41-60 kWh/m²/yr D	35	
21-40 kWh/m²/yr E		
1-20 kWh/m²/yr F		
Not energy efficient - higher running costs G		

Enoland & Wales

EU Directive
2002/91/EC



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk

40 ST JAMES'S PLACE SW1

poundbury@symondsandsampson.co.uk

Arch Point House 7 Queen Mother Square, Poundbury,
Dorset, DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT