

A photograph of a stone house with a driveway, surrounded by lush greenery and a blue sky with clouds. The house is a two-story stone building with a grey tiled roof and two chimneys. It has several windows, some with white frames, and a wooden door. The driveway is paved and leads to the house. The surrounding area is filled with various plants, including a large tree with dark red leaves on the left, a tall green hedge on the right, and various shrubs and flowers in the foreground. The sky is blue with some white clouds.

Symonds
& Sampson

Powerstock
Bridport, Dorset

Lower Townsend Farmhouse

Powerstock
Bridport
Dorset DT6 3TE

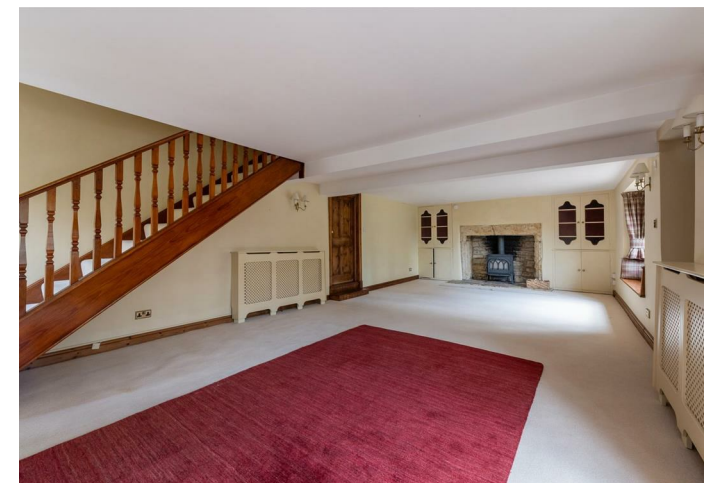
Grade II listed former farmhouse in the sought after village location.



- Grade II Listed former Farmhouse
 - Sought after village location
 - Character features
 - Well appointed accommodation
 - Garden
 - Off road parking

£2,500 Per Month / £576 Per Week

Blandford Lettings
01258 452670
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THE PROPERTY

Available immediately for a 12 month tenancy. Pet considered at Landlords discretion. Rent includes garden maintenance.

Grade II listed former farmhouse in the sought after village location.

The property offers well presented accommodation together with an abundance of character features including stone mullion windows, inglenook fireplaces and flag stone flooring.

The accommodation is well appointed and comprises sitting room, snug/dining room with wood burning stove and French doors leading to the garden. The kitchen breakfast room is light with vaulted ceilings, fitted units with marble work tops incorporating fitted oven and microwave, four oven Aga with a heated plate and separate four ring gas hob. Leading off of the kitchen is a utility/boot room and a ground floor bathroom with roll top bath and shower. The master bedroom has an en-suite shower room. There are four further bedrooms and a family bathroom with shower and bath.

The house is approached from the lane where a private drive leads down to the front of the house and provides parking. A wisteria climbs up the front elevation of the main house and a stone wall encloses a southerly facing terrace. To the rear of the house is a large terrace with stone retaining wall and steps leading up to a large area of lawn with mature trees and hedges.

The rent is exclusive of all utility bills including council tax, mains electric, drainage, private water and oil. As stated on the Ofcom website, indoor and outdoor signal is likely and superfast broadband is provided to the property. There is a low risk of flooding from surface water and very low risk of flooding from rivers and the sea as stated by the GOV.UK website. Rent includes garden maintenance.

Rent - £2500 per calendar month / £576 per week

Holding Deposit - £576

Security Deposit £2884

Council Tax Band - E

EPC Band - D

SITUATION

Powerstock is an attractive rural village situated five miles from Bridport. The village has a public house, primary school, village hall and active local community. A wide range of amenities are found in Bridport, which is a bustling, vibrant market town with a history of rope making. Bridport is a gateway to the World Heritage Jurassic Coast at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

From Bridport take the A3066 road signposted to Beaminster. After approximately one mile turn right, signposted to Powerstock. Bearing left proceed through Mangerton and West West Milton, towards Powerstock. On reaching the village drive up school hill and bear left into Dugberry Hill. Lower Townsend Farm is on the left hand side after about 150 yards.

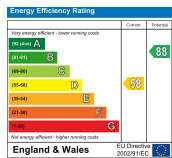




Farmhouse Ground Floor



Farmhouse First Floor



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