

An aerial photograph of a farm property. In the center, a modern building with a grey metal roof and light-colored walls sits on a circular concrete pad. The building has large glass doors and a small outdoor seating area with tables and chairs. To the right, a wide, light-colored gravel or dirt driveway curves away from the building. The surrounding landscape consists of rolling green hills and golden-brown fields, likely harvested crops. A wooden fence runs along the edge of the green area. In the distance, another farm building is visible on a hill. The sky is a vibrant blue with scattered white clouds and a few thin, white contrails.

Symonds
& Sampson

Wans Barton
Higher Farm, Langton Herring, Dorset

Wans Barton

Langton Herring
Dorset
DT3 4HZ



- Idyllic countryside location
- Substantial family home
 - Coastal views
- Character features with modern interior
 - Four spacious double bedrooms
- Pet considered at the landlords discretion
 - Ample parking
 - Part/unfurnished
- Unique barn conversion

Rent: - £3500 per calendar month /
£807 per week

Dorchester Lettings
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THE PROPERTY

Wans Barton is a unique barn conversion located in the idyllic Dorset countryside on a working arable farm, within driving distance of the coast. The farm building has been converted into a spacious family home, retaining original fixtures and pairing them with modern fittings. The property boasts high vaulted ceilings and large picture windows with views of Chesil Beach.

The property offers generous sized and flexible accommodation with views over the surrounding garden, countryside, and sea. A particular feature of the house is the impressive open plan sitting room, kitchen, dining room with exposed beams and vaulted ceilings. The sitting room area is south facing, benefiting from plenty of natural light. The kitchen is fully equipped with a Sandyford range cooker, a convectional oven and hob, microwave and fridge/freezer, and there is a large dining area for entertaining. There is a useful utility room with second fridge/freezer and washing machine situated off the kitchen. Bedroom one with an en-suite bathroom is located on the ground floor and is a spacious room, currently set up to sleep four people. Bedroom four is located next door and is a spacious double. The ground floor is completed by an accessible shower room and large entrance hall.

The first floor is accessed via a feature wooden staircase in the entrance hall and comprises of Bedroom two,

benefiting from an en-suite shower room, and Bedroom three, located next to the fourth bathroom. Both rooms are spacious doubles, and all bedrooms have ample space for storage.

Outside the garden surrounds the property, providing ample outside space with a fenced off lawned area, south facing patio with outdoor seating and idyllic countryside and coastal views. The property is located at the end of a private driveway and benefits from ample parking to the side of the property.

SITUATION

Langton Herring is a village and civil parish in the county of Dorset. It is 5½ miles north-west of the coastal town of Weymouth and is prudently set on a ridge above the Fleet, the Fleet being a brackish tidal lagoon behind Chesil Beach. The village is home to the Church of St Peter a small ancient Gothic building made of stone.

Nearby are the coastal resorts of Bridport, Weymouth and Portland. The county town of Dorchester can be found within 10 miles and both Weymouth and Dorchester provide rail links to London Waterloo and Bristol Temple Meads.

There are a wide range of sporting facilities and

outstanding walking and riding in the vicinity including golf at Weymouth, Bridport and Dorchester (Came Down) and sailing at Weymouth and Portland.

SERVICES

The property has oil central heating. The property has private drainage and the tenant is responsible for the emptying of the septic tank. Tenants will be billed by the landlord for water charges. The tenant is responsible for garden maintenance. The rent is exclusive of all other utility bills including Council Tax, Broadband, mains electric and oil. There is limited mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is available on a part/unfurnished basis.

MATERIAL INFORMATION

Rent: - £3500 per calendar month / £807 per week
Holding Deposit - £807
Security Deposit - £4038
Council Tax Band - TBC
EPC - D

DIRECTIONS

what3words: ///slant.restored.spicy

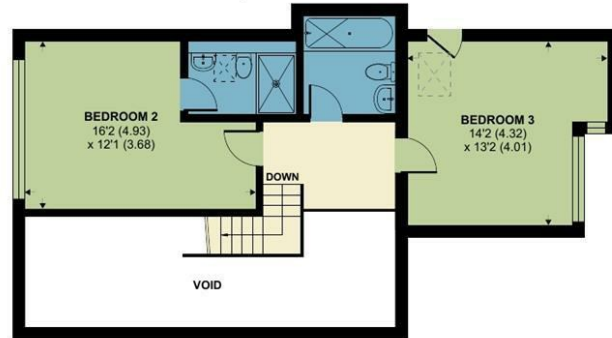


Energy Efficiency Rating	Current	Potential
Very energy efficient (green banding code)	A	89
Energy efficient (green banding code)	B	
Decent (green banding code)	C	58
Some energy efficiency (yellow banding code)	D	
Needs energy efficiency (yellow banding code)	E	
Needs energy efficiency (red banding code)	F	
Needs energy efficiency (red banding code)	G	
Minimum energy efficiency (red banding code)		
England & Wales	EU Directive	2002/91/EC

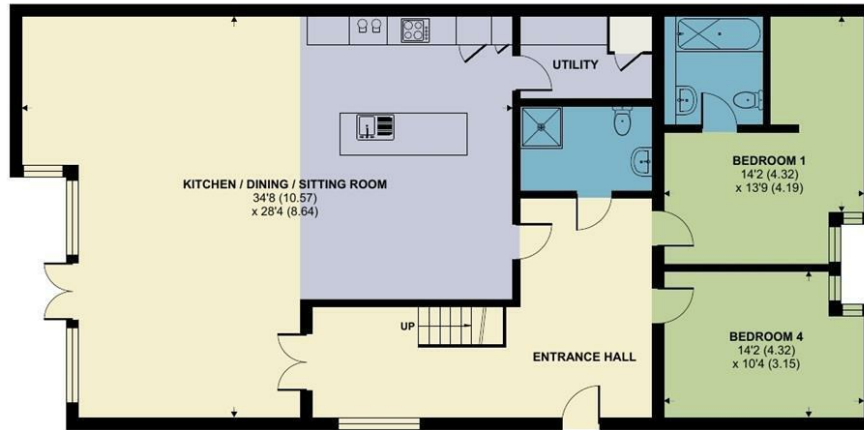
Higher Farm, Langton Herring, Weymouth

Approximate Area = 2312 sq ft / 214.7 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1153077



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