



Long Bredy, Dorchester, Dorset

Guide Price
£1,250,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Beautifully positioned six bedroom detached house with a two bedroom detached bungalow, a flat and a shepherds hut with magnificent views over the Bride Valley.

Long Bredy, Dorchester, Dorset, DT2 9AA

- Intergenerational living
 - 6 bedroom house
- 2 bedroom detached bungalow
 - Garage flat
 - Shepherds hut
- Magnificent views of Bride Valley
 - Garage and parking
 - 1.31 acres

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

Dowerfield Cottage - undoubtedly a house rather than a cottage - was originally built to take full advantage of some wonderful far reaching views over local countryside and has in the last 15 years been remodelled and enlarged creating a principal house that takes in the best of the views from the top of the valley, has a subsidiary two bedroom detached bungalow, a flat above a triple garage and lastly a standalone shepherds hut to the top of the plot. Clearly there are also commercial possibilities with Air BNB, holiday lets and standard tenancies all in the mix.

The views, being such a large part of what this house is about, are the main focus of all of the principal rooms which are arranged along the rear with the kitchen dining room, the drawing room and the snug all having double doors onto a substantial area of south facing decked terrace that makes an ideal entertaining area during the summer months. The drawing room has an imposing fireplace equipped with a woodburning stove as its focal point with the kitchen also having a fireplace fitted with a woodburner and a comprehensive range of units and cupboards to one end and an eating area to the other. The kitchen is also equipped with a gas fired AGA, an electric range cooker and an American style plumbed in fridge freezer. The snug lies beside the kitchen and makes a good informal family living space while to the front and side of the house is useful Utility/dog & boot room. Upstairs arranged over three floors there are six bedrooms with both the principal bedroom and the guest bedrooms having en suite shower rooms. In addition there is a family bathroom equipped with a contemporary ball and claw on the first floor and on the second floor there is a WC.



The Hideout

A stylish detached bungalow with a contemporary feel has been built in the last two years and comprises a living room with a kitchen area to one end and a sitting area to the other with a door out onto a covered terrace to the front. To one side there are two bedrooms each with its own ensuite shower room. The building has all the insulation/cost saving qualities one would expect.

The Flat

Beside the main house there is a triple garage with three roller blind doors with to one corner a utility/laundry area while above the garage there is a one bedroom flat with a living room equipped with a kitchen area and sitting area beyond which there is a bedroom and an ensuite shower. This would be ideal for housing carers/staff or make a good work from home office.





The Shepherds Hut

There is a self-contained shepherds hut with plumbed in shower kitchen and living/sleeping area with views to the sea.

Situation

The renowned Bride Valley is regarded as one of the most favoured locations in south west Dorset. It is scenically most attractive with its rolling farmland and is designated an Area of Outstanding Natural Beauty. Long Bredy is situated midway between the bustling market towns of Dorchester and Bridport, having a church, village hall and bus service. The nearby village of Litton Cheney has a primary school and public house. The coastal villages of Abbotsbury and Burton Bradstock offer good local amenities. The World Heritage Coastline is within 5 miles having direct access to Chesil Beach and the coastal path at West Bexington/Burton Bradstock. There is a mainline railway connection at Dorchester to London Waterloo.

Services

LPG gas. Private septic tank. Mains water and electricity.
Broadband - Standard broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and out.



Outside

The house is approached through a wall flanked set of double gates. The outside areas can be divided into five areas. Immediately in front of the garage as there is an extensive area of parking laid to gravel providing parking and turning for a number of cars and access to the triple garage. The second area is a decked south facing terrace entertaining area that is ideal for outside entertaining during the summer months. The third area is immediately behind the house with a paved terrace equipped with a large hot tub behind which the garden stretch up the hill through some mature trees and are for the most part laid to lawn and edged by mature hedges. The fourth area is beside the bungalow which has its own terrace that looks out to the west, away from the house, while the fifth area is level area at the top of the holding above on which the shepherds huts is sited. On the north west side of the plot an agricultural gate gives access out onto the lane above.

Local Authority

Dorset Council - 01305 251010
Council Tax Band: F
EPC: E

Agent Note

There are 10 photovoltaic cells on the south side of the house, that have reduced the running costs of the house substantially and there is a facility to link them to a battery that would substantially increase the efficiency of the system as a whole.

Denotes restricted head height

Dowerfield Cottage, Dorchester

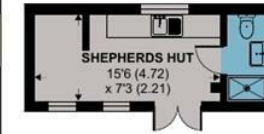
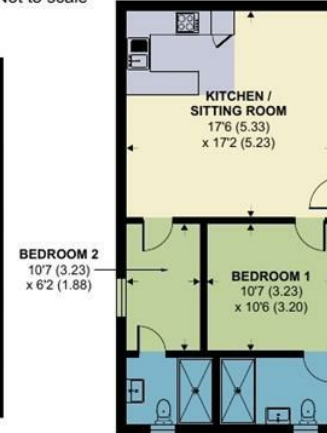
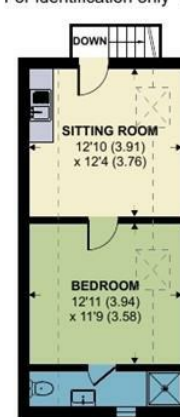
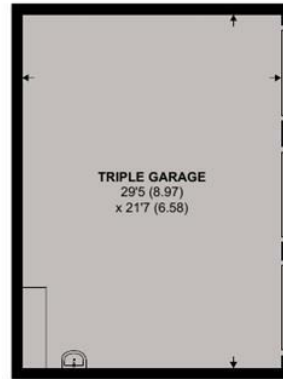
Approximate Area = 2678 sq ft / 248.8 sq m
 Limited Use Area(s) = 228 sq ft / 21.2 sq m
 Bungalow = 601 sq ft / 55.8 sq m
 Garage = 864 sq ft / 80.3 sq m
 Outbuilding = 140 sq ft / 13 sq m
 Total = 4511 sq ft / 419.1 sq m



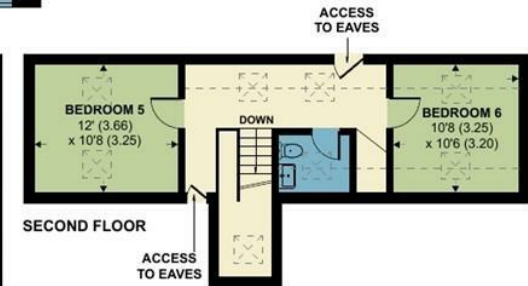
Directions

From Bridport head East on the A35 towards Dorchester. At the end of the second section of dual carriageway turn right signed to Long Bredy. Go down the hill and the property will be found on your right before the T junction.

For identification only - Not to scale



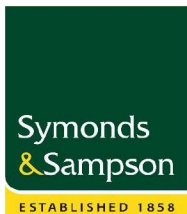
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	43
(21-38) F	
(1-20) G	56
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Bridport/SVA/16.02.2024/REV/DOR110037



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1048606



01308 422092

Symonds & Sampson LLP
 Symonds & Sampson 23 South Street, Bridport, Dorset, DT6 3NU

bridport@symondsandsampson.co.uk
 www.symondsandsampson.co.uk

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