

A two-story stone house with a dark tiled roof and two chimneys. The house has several multi-paned windows and a central wooden door. A large, leafy vine with white and purple flowers hangs over the front of the house. To the left is a garage with a red tiled roof and a small skylight. To the right is a stone wall topped with a dense green hedge. The foreground is a dark green lawn.

Symonds
& Sampson

Powerstock

Dorset

Powerstock

Dorset DT6 3TE

Handsome Grade II listed 5 bedroom house with a contemporary two bedroom annex barn conversion, numerous outbuildings and equestrian facilities all set in 4.86 acres to the heart of the village of Powerstock.



- Period property
 - Annexe
- Outbuildings
- 4.86 acres
- Equestrian facilities

Guide Range of £1,750,000 -
£1,950,000

Freehold

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THE DWELLING

At first glance this farm is what you would expect, a handsome stone farmhouse with character features that include spacious rooms, mullion windows, window seats and flagstone floors. However in recent years the house has been refurbished to a high standard and the adjoining barn has been transformed into a contemporary annex ideal for the letting or intergenerational living. Both the refurbishment and the conversion have been sympathetically carried out contrasting the older parts with the new to mutual advantage while the beautifully maintained outbuildings and grounds bring another dimension altogether to the package. This is country living at its best.

THE HOUSE

The living accommodation on the ground floor can be split into three areas. A spacious drawing room lies across the front of the house with the sitting area to one end arranged around stone fireplace typical of the Georgian era and a formal dining area to the other end. Behind the drawing room there is a kitchen dining room arranged in an L shape with the dining area on one side and a kitchen area to the other. Both areas are laid to limestone floors with the kitchen area equipped with a comprehensive range of floor and wall mounted units of cupboards with granite work surfaces over and integral appliances that include an electric oven, a microwave oven, a dishwasher and a multi fuel aga with an oil element, an electric element, and a gas element. To one side double doors lead into a sitting room or formal dining room with another fireplace as its focal point doors and doors that lead out onto the terrace and gardens behind. In addition there is a useful downstairs bathroom equipped with both a shower and a bath.

Upstairs there are five good bedrooms the principle of which has an ensuite shower room equipped with a double sized shower with the three remaining bedrooms having use of a family shower room.





THE BARN

The living accommodation is flowing with a fully fitted kitchen moving through to a double height living room, above which there is a minstrels Gallery, that leads to a garden room that looks over the garden. The bedroom accommodation is arranged over two floors with a bedroom and en suite on the ground floor and a second bedroom above with a bathroom. Minstrels gallery/study that looks over the living room behind and the conversion has certainly enhanced all the character features of the original property but has a contemporary edge making it a particular attractive property to live in.



OUTSIDE

To the front of the main house imposing double gates lead to a substantial area of driveway laid to hardstand with formal areas of lawn on either side and attractive tree and shrub planting. On the west side of the property there is an area currently used as a stable yard that could be used in any number of ways with five loose boxes, a feed room, a tack room, a hay store and a stone barn all looking out onto a concrete yard. Behind the yard there is a horse walker while immediately in front of both the house, barn and the

stables there is an attractive paddock punctuated by number of attractive mature trees. Both the Barn and the main house have completely private gardens each with a paved terrace behind beyond which are formal gardens for the most part laid to lawn enclosed by mature hedging and punctuated by tree and shrub planting. A concrete driveway behind the stables meanders its way up to more agricultural area that has parking for a number of vehicles and useful tractor shed. Here the land is divided into three main paddocks all laid to pasture in enclosed by post and rail fencing with a menage.



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.

SERVICES

Mains electricity and drain system.. Private borehole water. Multi fuel aga with an oil element, an electric element, and a gas element.

Broadband - Ultrafast speed available.

Mobile - Indoor and outdoor coverage is overall likely.

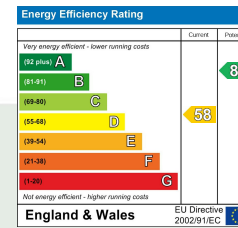
<https://checker.ofcom.org.uk/>

Council Tax Band: (Dorset Council - 01305 251010)
EPC: D

DIRECTION

What3words:///snipped.headsets.marker

Total Area = 556 sq m / 5,985 sq ft



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