



Symonds
& Sampson

Powerstock
Bridport, Dorset

Powerstock

Bridport

Dorset

DT6 3TE

Handsome Grade II Listed three bedroom farmhouse with a two bedroom annexe deep in the Dorset countryside.



- Traditional three bedroom farmhouse
 - Additional two bedroom annexe
 - Idyllic village location
 - Character features

GUIDE RANGE £600,000 - £650,000

Freehold

Bridport Sales
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THE DWELLING

This property is a classic piece of old Dorset. A traditional detached three bedroom stone farmhouse with huge character with an adjoining barn that has been converted into a two bedroom annexe. In addition to the lovely stone façade, character features include an open fireplace, a newel staircase, window seats and stone mullion windows; country living at its best.

ACCOMMODATION

The accommodation is conventionally laid out with three rooms on the ground floor complimented by a good dog and boot/utility room and three bedrooms above with a family bathroom. The annexe provides additional accommodation that could either be brought into use for the main body of the house or used for intergenerational living. On the ground floor the sitting room lies to one end with a formal dining room to the centre and a kitchen to the other end. The sitting room has a fireplace as its focal point while the kitchen is equipped with a comprehensive range of handmade units and cupboards and is laid to quarry tile with an oil fired Aga to one side. Beyond the kitchen there is a good utility/dog and boot room also laid to quarry tile with a cloakroom to the end and a door through to the annexe to one side.

Upstairs there are three bedrooms, two with built-in

wardrobes, served by a family bathroom with a traditional ball and claw bath. The property has oil fired central heating complemented by the oil fired Aga.

The annexe has a large living room with a kitchen area to one end and sitting area to the other which focuses on a fireplace equipped with a woodburning stove. To the other end there are two good bedrooms served by a family bathroom.

OUTSIDE

To the front of the property there is a driveway laid to stone chippings. To the rear of the property there is an attractive courtyard garden for the most part paved that makes a good suntrap and entertaining area during the summer months. On the other side of the annexe there is a second area of garden and area of parking laid to paving.

SERVICES

Private water with a shared bore hole. Mains drainage and electricity. Oil fired central heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.
Dorset Council 01305 251010.
Council tax band: Glebe Farmhouse - F, The Annexe - A.
The Annexe EPC: F (potential B).
Glebe Farmhouse EPC: F (potential C).

MATERIAL INFORMATION

It should be noted that the adjoining Glebe House has a vehicular/pedestrian right of access at all times over the area in front of the property for all properties, and over the shared drive from the village lane to the end of the farmhouse annex. The access is also shared by The Barn and the whole area is owned by the farmhouse.

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

What3Words///bordering.grass.providing

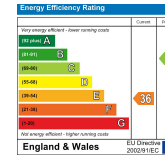
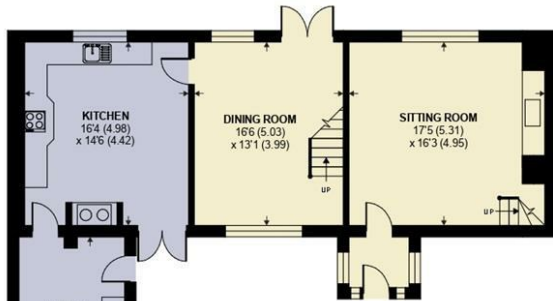


Powerstock, Bridport

Approximate Area = 1704 sq ft / 158.3 sq m (includes garage)

Store = 118 sq ft / 11 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1115647



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