



Symonds
& Sampson

Long Bredy
Dorchester, Dorset

Long Bredy

Dorchester

Dorset

DT2 9HP

Detached four bedroom period farmhouse with 3.25 acres and a substantial outbuilding, situated within the Bride Valley.



- Handsome detached house
 - Edge of village location
 - 3.25 acres
- Double garage and parking
- Stone barn with potential
- Sought-after Bride Valley
- Stunning country views
- Short drive to the Jurassic Coast

Guide Price **£900,000**

Freehold

Bridport Sales
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THE DWELLING

Bridelands sits in the glorious Bride Valley, surrounded by open countryside with a backdrop of rolling chalk downland and within a short drive of both Bridport and the county town of Dorchester. The house is comfortable and well-maintained; however, to fully optimise the space available and stunning position, a purchaser may be tempted to substantially extend or reconfigure the property, subject to the necessary consents. A detached barn, currently used for storage adds additional possibilities. With a paddock adjoining the garden, the grounds extend to 3.25 acres.

ACCOMMODATION

The original building is likely to date back to the 19th century and is currently configured as a traditional Dorset longhouse. On the ground floor, a central hallway with a study off leads to a charming, double-aspect sitting room with a feature fireplace and a woodburning stove as its focal point. The dining room has double doors to the terrace, and leads to the kitchen, which is well equipped with a comprehensive range of floor and wall-mounted units and cupboards, has an oil-fired Rayburn (electric on-off switch) and space for an everyday breakfast table. The practical side of life is catered for beyond the kitchen with a utility room, a cloakroom and an enclosed back porch.

Upstairs, there are four good bedrooms, all with open country views. The principal bedroom has two built-in wardrobes and an en-suite shower room. The remaining bedrooms share the family bathroom equipped with a bath and claw-foot bath and a shower. The property has oil-fired central heating and UPVC double glazing.





OUTSIDE

A driveway to the side of the house provides parking for a number of cars and access to a double garage equipped with twin up and over doors, light and power. There are formal gardens laid to lawn to both the front and the rear of the property edged by mature herbaceous shrub planting punctuated by a number of attractive ornamental trees. Within the rear garden there is a summer house while on the east side there is a stone barn currently divided into 4 cattle stalls and a food store. Beyond the garden there is a large paddock laid to pasture edged by a combination of trees, hedge, post & wire and the River

Bride, which runs along the north and part of the west boundary. The paddock has two road access points.

SITUATION

The property is on the edge of the small village of Long Bredy which boasts a strong sense of community with regular social events and initiatives including the popular 'Come Along Inn', held monthly at the village hall. The village is in the West Dorset National Landscape and is a short drive from the coast at National Trust-owned Burton Bradstock with a cafe, and West Bexington, on the Jurassic Coast and both are about 10 minutes away by car. Litton

Cheney, approximately one mile away, has a village pub as well as Litton Lakes, a tranquil facility for paddle boarding, wild swimming or picnics. The Lakes also has a year-round café onsite. Litton Cheney is also home to Bride Valley Vineyard, which is open to the public. The countryside surrounding Long Bredy is a haven for walking and cycling, being situated on major walking routes such as The Macmillan Way as well as the National Cycle Network.

DIRECTIONS

What3words:///flexibly.blanks.perfect



SERVICES

Mains water and electric. Oil fired central heating. Private drainage.

Broadband - Ultrafast speed available.

Mobile - Indoor coverage is good and outdoors is very good.

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

Council Tax Band: G (Dorset Council - 01305 251010)

EPC: F

MATERIAL INFORMATION

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a family member of a member of staff of Symonds & Sampson and as such constitutes a 'connected person'.



Bridelands, Long Bredy, Dorchester

Approximate Area = 1707 sq ft / 158.6 sq m

Garage = 412 sq ft / 38.3 sq m

Outbuildings = 1126 sq ft / 104.6 sq m

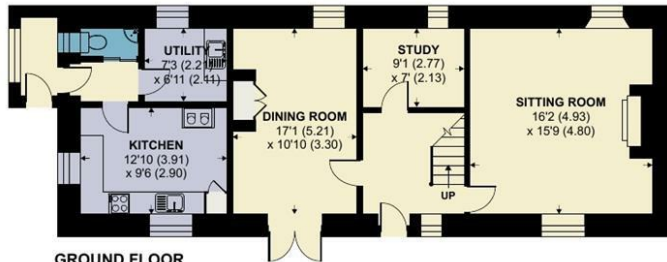
Total = 3245 sq ft / 301.5 sq m

For identification only - Not to scale

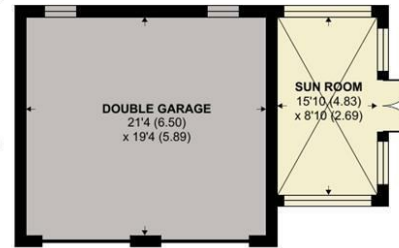
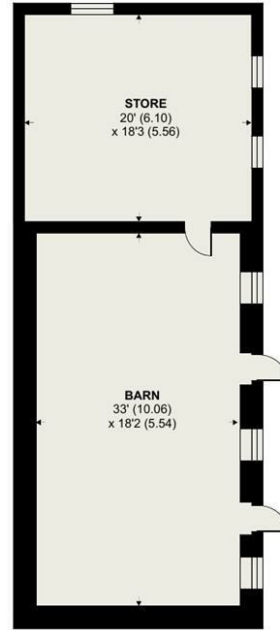
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 A		80
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F	37	
1-10 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 1023113



Bridport/SVA/25092025REV



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