

A photograph of a traditional stone cottage with a new roof and an extension. The main part of the house is built from light-colored stone and has a steep gabled roof with dark grey tiles. A brick chimney is visible on the left side. The extension on the right is made of light green vertical cladding and has a lower, hipped roof with dark grey tiles. It features a white door and a window. The house is surrounded by lush greenery, including trees and bushes, and a grassy hill in the background. A gravel path leads to the front of the house, and a small metal bench is placed outside the extension.

Symonds
& Sampson

Powerstock
Bridport, Dorset

Powerstock

Bridport
Dorset DT6 3TE

Beautifully presented two bedroom detached cottage adjoining open countryside situated in the popular village of Powerstock.



- Sympathetically extended and renovated throughout
 - Two bedroom cottage
 - Character features
- Rural location adjoining open countryside
 - Parking
 - No onward chain



Guide Range £500,000 - £550,000

Freehold

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THE DWELLING

Estimated to date back to the 17th century with later additions, this traditional cottage has undergone a comprehensive programme of renovation and extension under the current ownership. The cottage has been sympathetically modernised with sustainable natural materials, enhancing the existing character features and seamlessly blending them with the modern conveniences and energy efficiency one would expect in the 21st century. Add to that an idyllic location in the popular village of Powerstock and adjoining open countryside, this cottage is the ideal rural retreat.

ACCOMMODATION

The living room is the heart of the cottage, laid to flagstone floor with a large inglenook fireplace, exposed beams and a window seat. A particular feature is the original staircase constructed of roughly hewn local stone set in a curved recess to the side of the inglenook fireplace. The kitchen is adjacent, and is fitted with a range of base units with wooden worksurfaces over and space for appliances. There is ample room for an everyday dining table and chairs, and double doors lead into the useful utility room. A rear hall provides access to a further reception room/bedroom with stylish panelled walls which feature throughout the cottage and tiled floors, and a contemporary shower room. The

ground floor is underfloor-heated throughout.

Upstairs is the principal bedroom suite, with exposed beams and panelled walls. A walk through dressing room leads to the ensuite bathroom, attractively fitted with a traditional suite comprising of a rolltop bath, wc and sink. A hidden door opens into a large loft space providing excellent storage.

OUTSIDE

The garden is a blank canvas for the keen gardener, with views over the adjoining countryside and a sunny aspect. There is off-road parking.

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///longer.waxing.clouding.

SERVICES

Mains electricity and drainage. Private water supply. Air source heat pump.

Broadband - Ultrafast speed available.

Mobile - Indoor and outdoor coverage is overall likely.

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

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



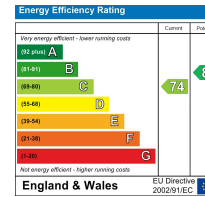
Townsend Farm Cottage, Powerstock, Bridport

Approximate Area = 1001 sq ft / 92.9 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1038 sq ft / 96.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1304360



Bridport/SVA/25092025REV



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