



Shadrack Dairy Farm Mill Street, Burton Bradstock,  
Bridport, Dorset DT6 4QZ

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A beautifully presented characterful 16th Century  
farmhouse in the heart of the village.

The Beach 0.7 Miles; Bridport 3 Miles; Dorchester 15 Miles

• Two Reception Rooms • Kitchen / Breakfast Room • Sun Room • Four Double  
Bedrooms • Three Bath/Showers • Parking & Lovely Gardens • A Pet (terms apply) /  
Children Considered • Deposit: £2,884 • Council Tax Band: • Tenant Fees Apply

£2,500 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



**ACCOMMODATION INCLUDES**

Covered porch with lovely original part glazed front door into;

**HALLWAY**

Stairs rising with under stairs cupboard, high ceilings with original beams, radiator and fitted carpet.  
Doors to;

**SITTING ROOM**

**18'6" x 12'11"**

Dual aspect, beams, Portland stone fireplace with inset woodburner, television point, radiator and carpet.

**KITCHEN/BREAKFAST ROOM**

**17'10" x 10'0"**

Comprising cream fronted base and drawer unit with work surface and inset butler sink, free standing wooden storage drawers/cupboards, AGA, electric Range cooker, dishwasher space and space for fridge freezer, window seat, original beams, radiator and vinyl floor.  
Door into sun room & door into;

**DINING ROOM**

**18'1" x 7'0"**

Window to the front with shutters, feature oak fire surround, laminate floor and radiator.

**SUN ROOM**

**15'2" x 8'3"**

Glazed door to rear garden area, terracotta tiled floor and radiator.  
Door into;

**GROUND FLOOR BEDROOM**

**14'0" x 8'1"**

Double with laminate floor and electric panel heater.  
Door to;

**ENSUITE**

White suite comprising corner shower cubicle, low level WC, wall hung wash hand basin with mirrored cabinet over, heated towel rail and vinyl floor.

**STAIRS TO LANDING**

Stairs from hall lead to the landing with airing cupboard housing the gas fired boiler and water tank, radiator and fitted carpet.  
Doors to;

**MASTER BEDROOM**

**17'10" x 12'10"**

Dual aspect, spacious double with four poster bed, Portland stone feature fireplace, radiators and wood floor.

**FAMILY BATHROOM**

Fully tiled with white suite comprising bath with mixer tap shower spray, shower screen, low level WC, pedestal wash hand basin, mirror cabinet, heated towel rail and vinyl floor.

**BEDROOM TWO**

**13'10" x 10'5"**

Double with feature fireplace, radiator and carpet.  
Door to;

**ENSUITE**

Fully tiled comprising shower cubicle, low level WC, pedestal wash hand basin, mirror cabinet, heated towel rail and vinyl floor.

**BEDROOM THREE**

**11'8" x 11'6"**

Double currently with twin beds, radiator and carpet.

**OUTSIDE**

The property is approached over a shared driveway, which leads to parking for two vehicles to the side of the property. From the parking area there is gated access in to the lovely enclosed gravel courtyard garden, with raised stone plant boarders and BBQ area.

From the courtyard a wooden door leads into a stone barn adjoining the house which provides the tenants with washing machine and storage area. (Please note the storage barn behind the car parking spaces are not included within the tenancy).

Across the driveway there is a gate into the private garden which is laid to lawn with mature fruit trees and shrubs. A small gate provides access to a further lawn area which leads down to the stream.

**SERVICES**

Mains electric, gas, water and drainage. Council Tax; a contribution of £..... per calendar month is to be paid directly to the Landlord.  
EPC Band: D



## SITUATION

Shadrack Dairy Farm is situated in the heart of Burton Bradstock, one of the areas most popular villages located within the West Dorset Area of Outstanding Natural Beauty. This picturesque village includes the National Trust Hive Beach with its popular cafe/restaurant which forms part of the beautiful World Heritage Jurassic Coast. The village also has excellent amenities including a garage/shop, post office, public houses, church, village hall, library and primary school. The village centre is in a Conservation Area. There is a regular bus service. The thriving historic market town of Bridport is only 3 miles to the west. Dorchester and Weymouth are within about 15 miles with rail services to London.

## DIRECTIONS

From Bridport, follow the B3157 coastal road to Burton Bradstock. Pass The Anchor Public House and drop down the hill into the village, just after the Three Horseshoes Public House turn left into Mill Street. The entrance to Shadrack Dairy Farm can be found on the right hand side opposite the post office.

## LETTINGS

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold tenancy, part or fully furnished and is available immediately. RENT: £2,500 per calendar month, exclusive of all other charges. Where the let permits a pet the rent will be increased to £2,525pcm. DEPOSIT: £2,884 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children Considered. Viewings strictly through the Agents. returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children Considered. Viewings strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus)	A		
(81-391)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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