



Town Farm House







Town Farm House 1 Market Street

Abbotsbury, Weymouth, Dorset, DT3 4JR

Dorchester 10 miles. Weymouth 9 miles. Bridport 9 miles.

A handsome and substantial period house with lovely views to St Catherine's Chapel, in the very picturesque village of Abbotsbury.

- Fine period village house
- Spacious circa 5,134sqft (including garage/outbuildings)
- 7 bedrooms (2 in Annexe)
- 3 bathrooms and WC
- Excellent potential to improve and extend
- Lovely well stocked walled gardens
- Garage and extensive outbuildings (excellent conversion potential)
- Very sought after picturesque village
- New 90 year lease (see Agent's note below)
- Leasehold. Council Tax Band G

Guide Price £785,000

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THE PROPERTY

Town Farm House is a fine and substantial semi-detached period house with extensive outbuildings and lovely walled gardens, in the sought after and very picturesque village of Abbotsbury. It was originally a farmhouse, believed to be one of only two farms in the village historically and dates back to the mid-18th century, with its walls incorporating stone from the ruined abbey nearby. The property is grade 2 listed, of architectural or historic importance, and has been under the current family ownership for over 30 years.

The accommodation is arranged over three floors, being well proportioned and incorporating a whole number of character features, typical of its period, including high ceilings, part sash windows, window seats, window shutters, fireplaces, and exposed beams.

The house offers exciting potential for updating and creating additional bedroom accommodation with the current large second floor studio/playroom and conversion of the former stable block into a two storey cottage annexe (subject to the usual consents).

The house enjoys views to St Catherine's Chapel and to the church.

Extending to:

Ground floor - Front entrance lobby, rear entrance porch, hallways, sitting room/library, dining room, farmhouse kitchen/breakfast room with Rayburn, utility room, disabled bathroom.

First floor - 4 Large bedrooms (each with village, garden or country views), 2 bathrooms and separate WC

Second floor - Stunning studio/playroom/bedroom 5 and extensive attic areas.

Stable Block (with potential for conversion to guest annexe):

Ground Floor - extensive storage in former stables

First floor - office/bedroom 6 and office/bedroom 7

OUTSIDE

Driveway with generous parking and turning area.

Extensive range of outbuildings – Stone and slate garage and store shed, plus 2 storey stable block currently used as offices and storage space.

The lovely walled gardens enjoy a principally south/west facing aspect and are very well stocked, incorporating a small stream. At the far rear is a pedestrian gate providing a shortcut to St Catherine's Chapel and open countryside.





SITUATION

Town Farm House is situated in the heart of the idyllic village of Abbotsbury, which is set just back from the stunning World Heritage Jurassic Coast/Chesil Beach and within an area designated as one of outstanding natural beauty (AONB). For the last 500 years much of the village has been owned by the Strangeways family in the care of Ilchester Estates, ensuring the village and surrounding area has remained unspoilt for decades.

The village is predominantly made up of thatched, slate and tiled period stone houses and cottages and is very picturesque. The excellent village amenities include a shop, farm shop, two public houses and various independent shops and galleries plus regular bus services. Abbotsbury is also well known for The Swannery, the sub-tropical gardens and the landmark St Catherine's Chapel. The South West Coastpath, The Fleet Lagoon and Chesil Beach, are all within about just ten minutes' walking distance.

The larger centres of Bridport, Dorchester, West Bay, Lyme Regis and Weymouth are all within easy reach.

AGENT'S NOTE

- The majority of the the properties in Abbotsbury are leasehold.
- The property will be sold with the benefit of a new 90 year lease (maximum permitted)
- Alternatively available with existing 63 year lease at guide price £695,000
- No holiday letting is permitted
- Current ground rent £540 per annum

SERVICES

Mains electricity, water and drainage. Oil-fired central heating. Oil-fired Rayburn.

Broadband - Standard up to 14Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside and Three outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

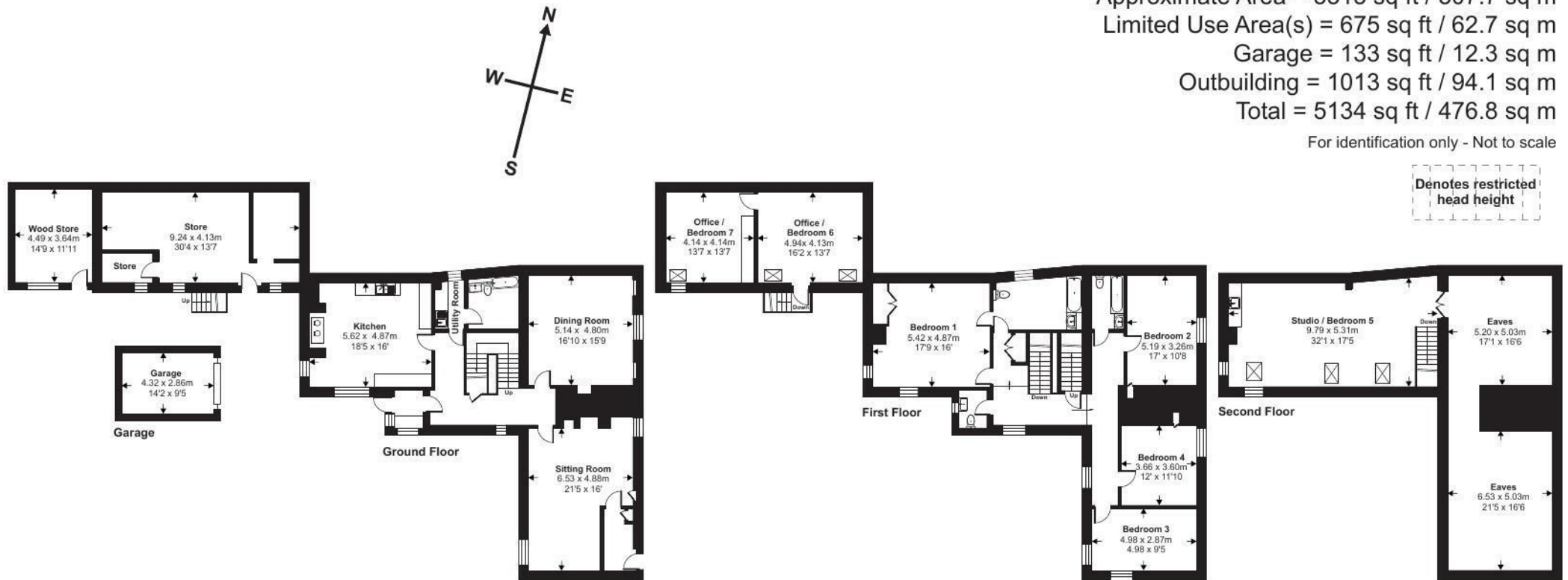
From Bridport follow the B3157 coastal road towards Weymouth for about 9 miles to Abbotsbury. Town Farm House is on the right, just past The Ilchester Arms and just before the sharp left-hand bend.

What3Words///waffle.aquatic.trespass

Approximate Area = 3313 sq ft / 307.7 sq m
 Limited Use Area(s) = 675 sq ft / 62.7 sq m
 Garage = 133 sq ft / 12.3 sq m
 Outbuilding = 1013 sq ft / 94.1 sq m
 Total = 5134 sq ft / 476.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1394297



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

