

An aerial photograph of a two-story stone house with a tiled roof and two chimneys. The house is surrounded by a green lawn and a large field. In the background, there are rolling green hills under a blue sky with scattered clouds. A smaller stone building is visible to the right of the main house.

Symonds
& Sampson

Bridelands

Long Bredy, Dorchester, Dorset

Bridelands

Long Bredy
Dorchester
Dorset DT2 9HP

GUIDE RANGE £750,000 to £800,000. A welcoming, mellow stone former farmhouse with attractive gardens, 3.25 acres and a substantial outbuilding, creating a charming house with potential within, and with stunning views of 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 Range **£750,0000 -
£800,000**

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, within a short drive of both Bridport and the county town of Dorchester.

The mellow stone house is comfortable and well-maintained. Charming features from the original building have been retained during modernisation, creating a welcoming and comfortable home. The accommodation flows seamlessly, and with their dual aspects, the master bedroom and main reception rooms are filled with natural light and enjoy delightful views over the garden or the surrounding countryside.

To fully optimise the available space 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 wood-burning 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, 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, fitted with a claw-foot bath and shower. The property has oil-fired central heating and UPVC double glazing.





OUTSIDE

A driveway to the side of the house provides parking for several cars and a double garage with lighting and power. Attractive gardens surround the house, so there is always a spot to relax in the sunshine. Lawns are edged by mature herbaceous shrubs and ornamental trees, with a further vegetable garden and fruit tree beyond the driveway.

A south-facing summerhouse abuts the garage within the garden, while on the east side is a stone barn currently divided into 4 cattle stalls and a store, used for storage but which could be converted to additional accommodation, a

convenient home office, studio or workshop, subject to the necessary consents.

A gate from the garden leads to a level paddock, a corner of which is planted with trees, and which is bordered by a hedge, post & wire and in part by the River Bride, which runs along the north and a section 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

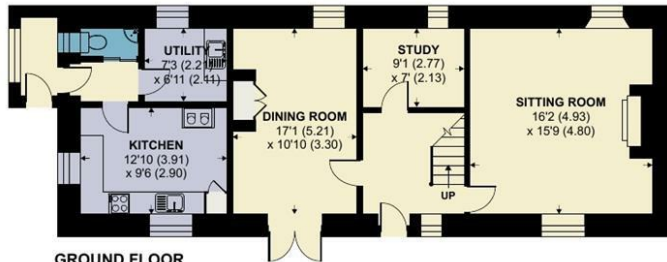
Total = 3245 sq ft / 301.5 sq m

For identification only - Not to scale

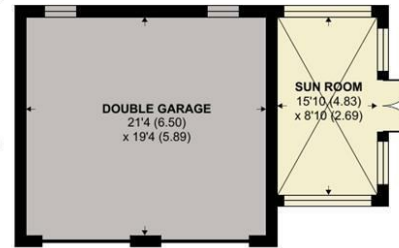
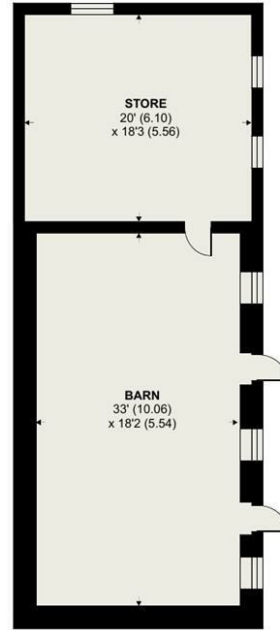
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR



GROUND FLOOR



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



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