



Symonds
& Sampson

The Dairy House & Glebe Barn

Powerstock, Bridport, Dorset

The Dairy House & Glebe Barn

Powerstock
Bridport
DT6 3TE

Handsome Grade II Listed three bedroom farmhouse with a two bedroom annexe and a three bedroom barn conversion with enormous potential set in 0.69 acres.



- Traditional Grade II Listed house
- Two bedroom annexe and three bedroom barn conversion
 - Additional barn
- Total plot of 0.69 acres
- Idyllic village location

Guide Range £800,000 - £900,000

Freehold

Bridport Sales
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Glebe Barn



THE DAIRY HOUSE

This property is a classic piece of old Dorset in a rural and peaceful village deep in the Dorset countryside with a pub to its centre. This sale constitutes a rare and unusual opportunity. A traditional detached three bedroom stone farmhouse with huge character with a lovely stone façade and character features including an open fireplace, a newel staircase, window seats and stone mullion windows; country living at its best. The accommodation is conventionally laid out with three rooms on the ground floor complimented by a good dog and boot/utility room and three bedrooms above with a family bathroom. The property has oil fired central heating complemented by the oil fired Aga.

THE BYRE

The annexe provides additional accommodation that could either be brought into use for the main body of the house or used for intergenerational living. The annexe has a large living room with a kitchen area to one end and sitting area to the other which focuses on a fireplace equipped with a woodburning stove. To the other end there are two good bedrooms served by a family bathroom.

GLEBE BARN

Glebe Barn is genuinely all about what it could be and not what it is today. Subject to obtaining the necessary planning consents it could be substantially reconfigured and extended to create outstanding contemporary accommodation with a traditional exterior.





The Byre



The Byre



The Byre

OUTSIDE

Behind the house is a charming fully enclosed courtyard garden. To the front, there is a driveway laid to stone chippings. On the other side of the byre there is a second area of garden and area of parking laid to paving. On the south side of Glebe Barn there is a large area of courtyard laid to a hardstand with another barn opposite, that is in need of refurbishment, framing the space. On the west side, there is a parking area and an area of hardstand that was formerly the floor for a covered barn that could make

further garden or indeed additional parking. Behind, the ground rises and has in the past been laid to grass and would make an ideal blank canvas for a keen gardener and is punctuated by a number of mature trees including a high yielding Apple.

SERVICES

Private water with a newly installed bore hole. Mains drainage and electricity. Oil fired central heating. Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.

Dorset Council 01305 251010.

Council tax band: Glebe Farmhouse - F, The Byre - A, The Barn - A.

The Byre EPC: F (potential B).

The Dairy House EPC: F (potential C).

Glebe Barn EPC: E (potential D).



MATERIAL INFORMATION

It should be noted that the adjoining The Dairy House has a vehicular/pedestrian right of access at all times over the area in front of the property for all properties, and over the shared drive from the village lane to the end of The Byre.

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. It has a

variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events.

DIRECTIONS

[What3Words///bordering.grass.providing](https://www.what3words.com/bordering.grass.providing)



Powerstock, Bridport

Approximate Area = 1704 sq ft / 158.3 sq m (includes garage)

Store = 118 sq ft / 11 sq m

Limited Use Area(s) = 112 sq ft / 10.4 sq m

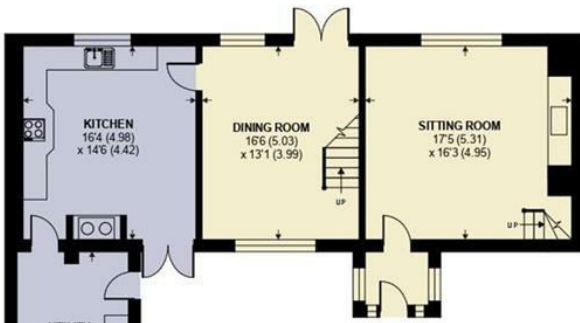
The Byre / Barn = 1853 sq ft / 172.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A		80
Heating	B		
Hot Water	C		
Lighting	D		
Air Conditioning	E		
Walls	F		
Floors	G		
Roof	H		
Windows	I		
Doors	J		
Other	K		
Energy Efficient Light Bulbs	L		
England & Wales		EU Directive 2002/91/EC	



Denotes restricted head height



GLEBE FARM GROUND FLOOR



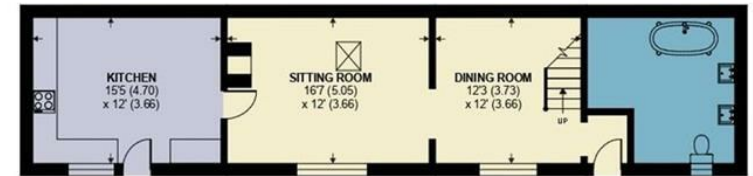
GLEBE FARM FIRST FLOOR



THE BYRE



THE BARN FIRST FLOOR



THE BARN GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Symonds & Sampson. REF: 1115647



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