

Lower Townsend Farm







Lower Townsend Farm, Powerstock

Bridport, Dorset, DT6 3TE

Bridport 5 miles. Jurassic Coast 5.5 miles. Dorchester 13 miles.

A fine stone farmhouse with barn annexe, set in lovely gardens and grounds , in the picturesque country village of Powerstock.

- Impressive period farmhouse
- Farmhouse – 5 Bedrooms, 3 bathrooms (1 en-suite), 2 reception, kitchen/dining room
- Lovely private garden and small paddock
- In all about 1.1 acres
- In family for over 85 years
- Superb barn annexe
- Annexe – 2 Bedrooms, 2 bathrooms (1 en-suite), living room, kitchen/dining room
- Large stone outbuilding
- Highly sought after picturesque village
- Freehold. Council Tax Bands E & D

Guide Price £1,350,000

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@StagsProperty

THE PROPERTY

Lower Townsend Farm is a fine detached farmhouse with a newly converted barn annexe, set in lovely gardens and grounds, in the highly sought after, picturesque village of Powerstock.

The farm has been in the same family for over 85 years and during the last 20 years or so has been subject to extensive renovation and refurbishment together with the conversion of the barn, all to a very high standard.

The farmhouse and barn are listed grade 2, with main walls of solid stone.

The Farmhouse
Offering well proportioned, spacious and well presented accommodation.

Features include stone mullion windows, stone fireplace, flagstone floors, well equipped with oil-fired part underfloor central heating, quality well equipped kitchen with oil-fired 4-oven Aga plus conventional appliances, Travertine floor tiles and quality newly updated bathroom/shower rooms.

Briefly extending to:
Ground floor - Sitting room, 'L' shaped kitchen/dining room, snug, lobby, bathroom/shower room, utility/boot room
First floor - Landing, principal bedroom with en-suite shower room, four further bedrooms, bathroom/shower room
The Barn
Again, well proportioned and presented.

It is fully self-contained and ideal as an annexe for holiday letting or long term lets.

Completed to a very high standard with oil-fired underfloor heating plus wood burner, well equipped kitchen with solid oak work surfaces and electric Aga plus LPG gas hob and, again, very attractive bathroom/shower room fittings.

There is a whole host of character features and the living room is double height.

Briefly extending to:
Ground floor - Living room, dining room, kitchen/breakfast room, utility, bedroom, bathroom/shower room
First floor - Mezzanine bedroom/study with en-suite shower room, bedroom.













OUTSIDE

Double gates lead onto a large driveway/courtyard with turning and parking area plus large stone outbuilding.

There are formal gardens and an orchard to gather with a small lower paddock.

SITUATION

Lower Townsend Farm occupies a private position off a country lane within Powerstock village.

Powerstock rates highly among the many desirable villages in the West Dorset area of outstanding natural beauty (AONB).

Within the village there are a variety of amenities including a popular primary school, public house, church and excellent walks right on the doorstep. The neighbouring nearby village of Nettlecombe also has a pub.

Within easy reach is the thriving historic market town of Bridport and the county town of Dorchester, the latter with a mainline rail service to London Waterloo.

The stunning Jurassic Coast is just 15 minutes' drive away.

SERVICES

Mains electricity and drainage. Private borehole water. Oil fired (separate systems to both properties).
Broadband - Standard up to 18Mbps, Superfast up to 76Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available is EE, O2, Three and Vodafone for voice and data services inside and 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.

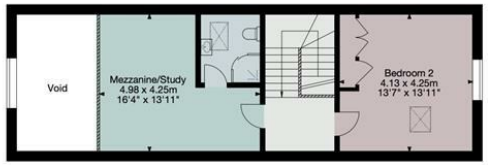
DIRECTIONS

From Bridport town centre follow the A3066 towards Beaminster and after the Gore Cross roundabout turn right, signed Powerstock/West Milton. Continue through West Milton and turn left towards Powerstock. Follow this road for 1 mile then turn left to Powerstock. Proceed up hill, past the school, and take the 2nd left. Lower Townsend Farm will be seen after a few hundred yards on the left.
What3Words: ///banks.chess.dodges

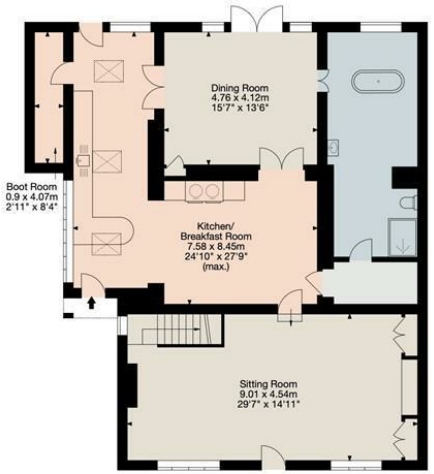
Lower Townsend Farm, Powerstock, Bridport, Dorset DT6 3TE
Gross Internal Area (Approx.)
Farmhouse = 259 sq m / 2,787 sq ft
Cottage = 143 sq m / 1,539 sq ft
Outbuildings = 154 sq m / 1,657 sq ft
Total Area = 556 sq m / 5,983 sq ft



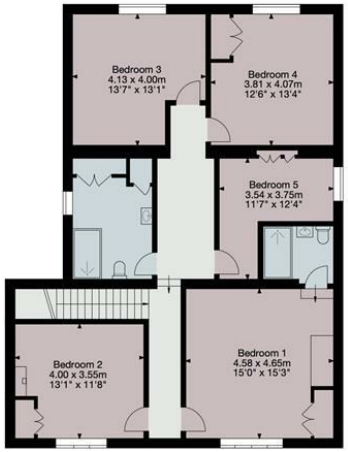
Cottage Ground Floor



Cottage First Floor



Farmhouse Ground Floor



Farmhouse First Floor

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.










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