



The Barn

Powerstock, Bridport, Dorset

The Barn

Powerstock
Bridport
Dorset DT6 3TE

Three bedroom barn conversion with enormous potential set in 0.44 acres.



- Scope for improvement
- Idyllic village location
 - Three bedrooms
- Set in a plot of 0.44 acres

Guide Price **£400,000**

Freehold

Bridport Sales
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THE DWELLING

This property 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 an outstanding contemporary house with a traditional exterior. Add a rural and peaceful village deep in the Dorset countryside with a pub to its centre and this sale constitutes a rare and unusual opportunity.

ACCOMMODATION

The accommodation on the ground floor has a fully fitted kitchen to one end, a sitting room complete with a woodburning stove to the centre, with a galleried hallway and bathroom to the other end. The bathroom is equipped with both a shower and a ball and claw bath while the whole of the ground floor is tiled. On the first floor there are three bedrooms with the galleried landing overlooking the sitting room below, served by a shower room. The property has oil fired central heating and is double glazed.

OUTSIDE

On the south side of the 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 of the property 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 shared 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: A.
EPC: E.

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. Bridport is a gateway to the World Heritage Jurassic Coast at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking,

water sports and riding opportunities are plentiful in the area. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTIONS

What3Words///shorthand.owes.symphony

MATERIAL INFORMATION

The initial vehicular access is owned by Glebe Farmhouse. Glebe House also has a right of way over to access their garaging.



Powerstock, Bridport

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

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

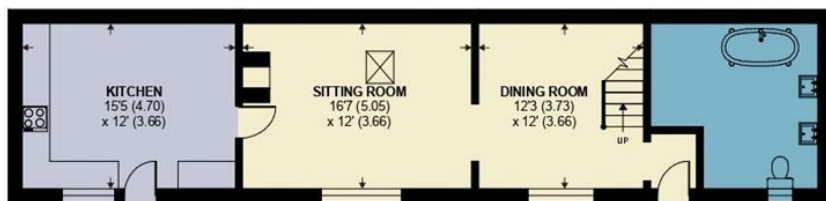
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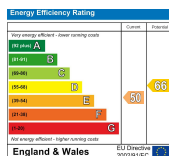
Denotes restricted head height



THE BARN FIRST FLOOR



THE BARN GROUND FLOOR



Certified Property Measurer

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



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