

Symonds
& Sampson



Townsend Farm Cottage
Powerstock, Bridport, Dorset

Townsend Farm Cottage

Powerstock
Bridport
Dorset DT6 3TE

Beautifully presented two bedroom detached cottage adjoining open countryside situated in the popular village of Powerstock.



- Sympathetically extended and renovated throughout
 - Two bedroom cottage
 - Character features
- Rural location adjoining open countryside
 - Parking
 - No onward chain



Guide Range £500,000 - £550,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE DWELLING

Estimated to date back to the 17th century with later additions, this traditional cottage has undergone a comprehensive programme of renovation and extension under the current ownership. The cottage has been sympathetically modernised with sustainable natural materials, enhancing the existing character features and seamlessly blending them with the modern conveniences and energy efficiency one would expect in the 21st century. Add to that an idyllic location in the popular village of Powerstock and adjoining open countryside, this cottage is the ideal rural retreat.

ACCOMMODATION

The living room is the heart of the cottage, laid to flagstone floor with a large inglenook fireplace, exposed beams and a window seat. A particular feature is the original staircase constructed of roughly hewn local stone set in a curved recess to the side of the inglenook fireplace. The kitchen is adjacent, and is fitted with a range of base units with wooden worksurfaces over and space for appliances. There is ample room for an everyday dining table and chairs, and double doors lead into the useful utility room. A rear hall provides access to a further reception room/bedroom with stylish panelled walls which feature throughout the cottage and tiled floors, and a contemporary shower room. The

ground floor is underfloor-heated throughout.

Upstairs is the principal bedroom suite, with exposed beams and panelled walls. A walk through dressing room leads to the ensuite bathroom, attractively fitted with a traditional suite comprising of a rolltop bath, wc and sink. A hidden door opens into a large loft space providing excellent storage.

OUTSIDE

The garden is a blank canvas for the keen gardener, with views over the adjoining countryside and a sunny aspect. There is off-road parking.

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///longer.waxing.clouding.

SERVICES

Mains electricity and drainage. Private water supply. Air source heat pump.

Broadband - Ultrafast speed available.

Mobile - Indoor and outdoor coverage is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: C (Dorset Council - 01305 251010)

EPC: C

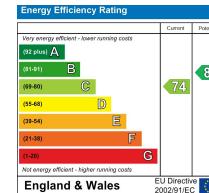


Townsend Farm Cottage, Powerstock, Bridport



Approximate Area = 1001 sq ft / 92.9 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Total = 1038 sq ft / 96.3 sq m

For identification only - Not to scale



Bridport/SVA/25092025REV

01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson LLP
 23, South Street,
 Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT