



Burstock
Farmhouse

Burstock Farmhouse

Burstock, Burstock

- 5 Bedrooms
- Farmhouse Kitchen with utility
- Dining room
- Sitting room
- Drawing Room
- Conservatory
- Garden with open aspect and views.
- Garage and outbuilding

Offers in excess of £550,000

SITUATION AND AMENITIES

Burstock, which appeared in the domesday Book as Burewinestock sits in the heart of the West Dorset countryside and has a particularly attractive church with Norman origins and 15th century additions. The nearby Broadwindsor has a range of facilities including; a village hall, a village shop, church, a well regarded primary school, public house and a popular craft centre with cafe. Lewesdon and Pilsdon Hill are close by, offering superb views, walks or rides out into the country along the easily accessed paths and bridleways. The nearby town of Beaminster (Hardy's Emminster) is 3 miles to the east and has a wider range of amenities as well as convenience and bespoke shopping, of a surprising variety for a town of its size, and a number of renowned popular restaurant and brasseries. The vibrant market town of Bridport lies approximately 8 miles away and has a larger range of shops and services, including a medical centre, library, art centre, cinema, secondary schooling, a number of supermarkets, bi-weekly markets and regular farmers' and vintage markets. The beautiful Jurassic coastline is approximate 9 miles away at the quaint harbour of West Bay with its assortment of quirky and renowned pubs and restaurants and the breathtaking coastal path. There are a variety of excellent beaches to cater for all tastes in the area, whether you enjoy, a spot of fishing, rock pooling or a fossil hunt. The larger centres of Dorchester and Crewkerne are within commuting distances with mainline rail services to London and the West Country and the whole area is well supported by good road links.

DESCRIPTION

A delightful detached period home which, despite its obvious character and charm, has avoided being listed! The property has been



A delightful detached period home (not listed) set in the heart of the West Dorset countryside. EPC Band E





sympathetically restored to create this unique home which blends traditional farmhouse character with all the convenience of contemporary living. The property is bursting with period features including flagstone floors, inglenook fireplaces, exposed brick work and ceiling beams and the property has been finished to a high standard with further features including oak floors and doors throughout. The accommodation offers a good degree of flexibility, entrance porch/conservatory, farmhouse kitchen, spacious sitting room/study, drawing room with original fireplace, dining room, utility/ boot room and cloakroom on the ground floor. Whilst on the first floor is a master bedroom with en suite, three further double bedrooms, a single bedroom and a family bathroom. The property is set in a delightful rural position ideal for those looking for a unique home in the heart of the rolling West Dorset countryside!

OUTSIDE

The farmhouse is approached from the lane via a five bar gate which leads to the parking and turning area with space for a number of vehicles. To one side of the driveway is a detached double garage. The principal garden lies to the rear of the property and is laid to landscaped level lawn with separate vegetable garden. The gardens and grounds are ideally positioned to enjoy the fantastic views across the rolling West Dorset countryside and enjoys a sunny aspect (when it shines). There is also a stone stable with lapsed planning for additional accommodation.

DIRECTIONS

From our Bridport office proceed to the Town Hall turning right at the traffic lights on to East Street. Continue to the roundabout taking the third exit onto Sea Road North. Follow along this road out of town and straight across the roundabout onto the Beaminster (A3066) Road. Continue into Beaminster passing through the Square and across the mini roundabout signposted Broadwindsor. At Broadwindsor continue round the village on the one way system towards Drimpton and Crewkerne turning left at the centre of the village on to West Street (B3164) signposted Birdsmoorgate. Continue along this road, out of the village, taking the second turning on the right on to Grange Lane. Take the first available right onto Pound Lane and Burstock farmhouse is on the right.

SERVICES

Mains water. Mains electricity. Septic tank. Oil fired central heating.

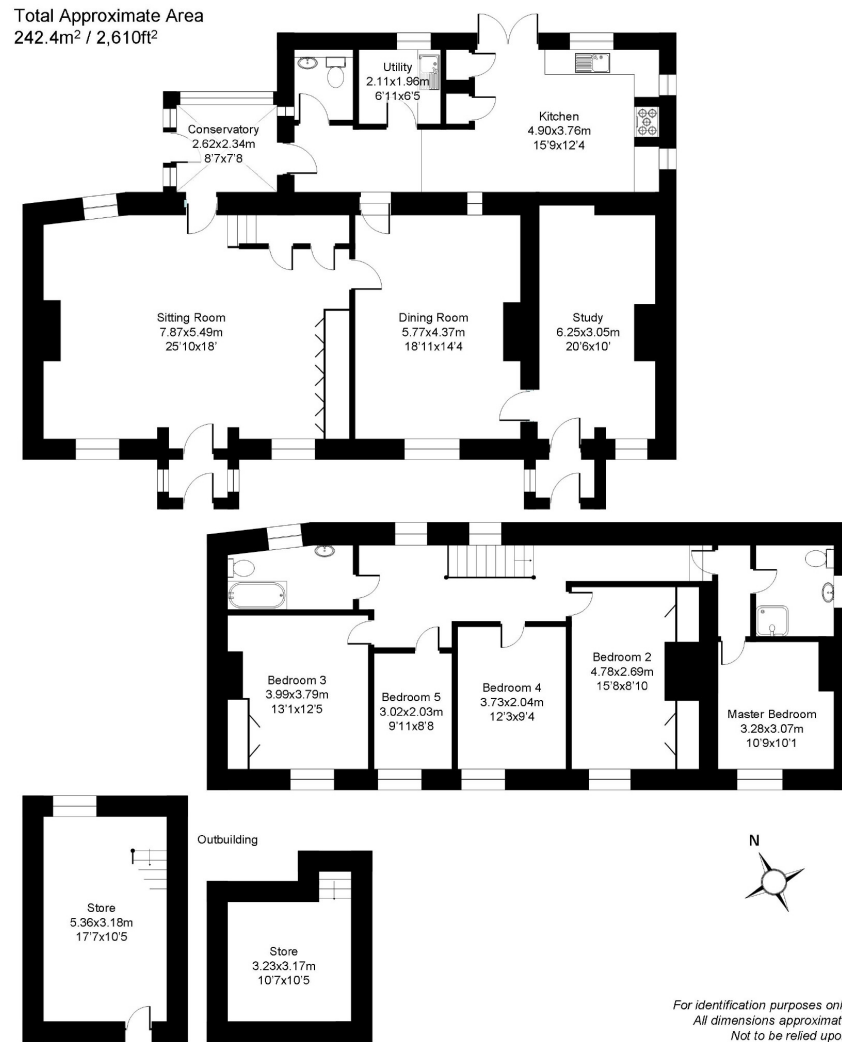
LOCAL AUTHORITY

West Dorset District Council
Stratton House
58-60 High West Street
Dorchester
Dorset
DT1 1UZ
01305 251010

VIEWINGS

Strictly by appointment only through Bridport Stags. Call 01308 428000.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
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