



TOWNSEND FARM & TOWNSEND FARM COTTAGE
POWERSTOCK, WEST DORSET

JACKSON-STOPS 

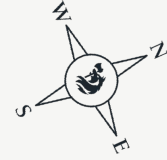
Townsend Farm and Townsend Farm Cottage, Powerstock

Approximate Gross Internal Area = 1933 sq ft / 179.6 sq m

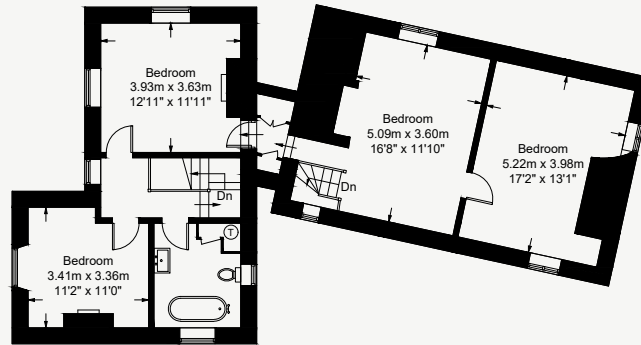
Townsend Cottage = 1059 sq ft / 98.4 sq m

Stables, Barns & Outbuildings = 2928 sq ft / 272 sq m

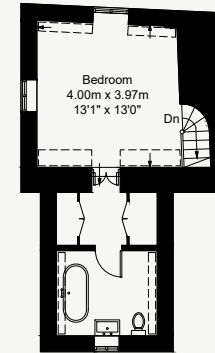
Total = 5920 sq ft / 550 sq m



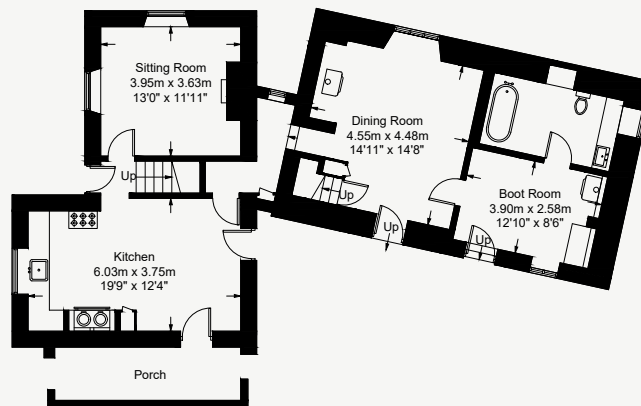
= Reduced headroom below 1.5m / 5'0"



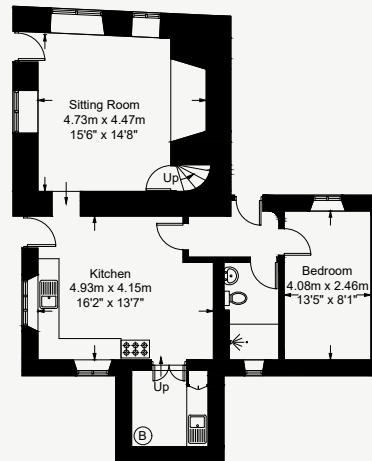
Townsend Farm - First Floor



Townsend Cottage - First Floor



Townsend Farm - Ground Floor



Townsend Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1298136)

**TOWNSEND FARM
& TOWNSEND FARM COTTAGE
POWERSTOCK, BRIDPORT, DORSET, DT6 3TE**

A LOVINGLY RESTORED MEDIEVAL FARMHOUSE WITH AN EDWARDIAN WING READY FOR ITS NEXT CHAPTER, TOGETHER WITH A DETACHED 2 BED COTTAGE, ALL SET IN 6.5 IDYLIC ACRES WITH 2 PADDOCKS, STABLING & OUTBUILDINGS RIPE FOR CONVERSION (STPC) IN THIS MAGICAL DORSET VILLAGE.



DISTANCES

BRIDPORT - 4.8 MILES

DORCHESTER (MAINLINE STATION
TO LONDON WATERLOO) - 12.5
MILES

THE COAST AT WEST BAY - 6.1
MILES

ACCOMMODATION

- Unlisted farmhouse
- Large boot room
- Kitchen/breakfast room
- Dining room
- Sitting room
- Utility room / bathroom
- Four double bedrooms
- Family bathroom
- Detached two bedroom / two bathroom fully restored cottage
- Stable yard with hardstanding
- Two paddocks
- Outbuildings
- Parking for ample vehicles
- Delightful gardens
- Wildlife pond
- Treehouse
- In all approx. 6.5 acres

THE PROPERTY

Townsend Farm is an exceptional country retreat, a place where family life unfolds against a backdrop of timeless rural beauty. Set within an idyllic landscape, it offers a rare sense of calm and seclusion, while presenting remarkable scope to evolve and adapt alongside changing lifestyles.

At its heart lies the principal farmhouse, a characterful and beautifully restored structure of medieval origin, seamlessly paired with a handsome Edwardian wing that now offers an exciting opportunity for sympathetic enhancement with space to extend (STPC). Together, they create a home of both heritage and potential, ready to be shaped to suit modern living.

The surrounding farmyard buildings further enhance the appeal, offering a wealth of possibilities (subject to the necessary consents). Whether envisioned as guest accommodation, a refined home office, creative studio or wellness space, they provide the flexibility to curate a truly bespoke lifestyle.

Complementing the main house is a charming detached newly renovated three-bedroom cottage, thoughtfully positioned to ensure privacy while remaining within easy reach. Ideal for multigenerational living, hosting guests, or generating an attractive income stream, it adds an additional layer of versatility to this already compelling offering. It has its own private garden area to the side and parking for one vehicle.

Townsend Farm is more than a home; it is a way of life—where heritage, tranquillity and opportunity exist in harmony, with the freedom to shape its future or simply savour it as it is.





OUTSIDE

The outside spaces here are every bit as special as the house itself, offering a series of inviting places to relax, play and unwind, a true utopia for children and wildlife.

Charming courtyard areas leading directly from the house provide idyllic spaces for al fresco dining or a peaceful morning coffee, with level lawns enclosed by mature planted borders extending gracefully to the south and east. The principal formal garden unfolds to the south, where a striking linear wildlife pond runs along one edge of the lawn, its clean contemporary design creating a strong architectural feature while complementing the natural beauty and biodiversity of the setting.

Beyond this, a mature hedge provides a gentle transition from the formal garden to an orchard home to chickens, whilst to the east the land rises opening into a further, more secluded woodland garden that invites exploration and adventure. Nestled within this enchanting space is a magical two storey treehouse, long enjoyed for childhood sleepovers, yet equally suited as a tranquil retreat for reading, writing or simply unwinding in nature.

There is ample parking at the property for several vehicles, both alongside the main farmhouse and additional hardstanding via a second five bar access gate leading to the stable courtyard and paddock. This is well arranged and includes three loose boxes and a tack room, leading out onto a gently sloping paddock, with a further separate parcel of land, providing excellent additional grazing.

All in all, Townsend Farm presents a rare opportunity in a magical setting where both animals and children can truly thrive, and where outdoor living is part of everyday life.





THE COTTAGE

The historic cottage, of stone elevations under a pitched slate roof, has recently been extended and fully restored with exceptional care and attention to detail. Benefitting from its own private garden and parking for one car to the front, it enjoys a sense of privacy and independence from the main house. This versatile accommodation would suit multigenerational living, provide an ideal space for adult children or visiting family and friends, or alternatively offer excellent potential as a valuable rental income opportunity.

The entrance hall leads into a beautifully appointed kitchen/breakfast room with whitewashed exposed beamed ceilings, a quarry tiled floor and a bespoke Shaker-style wooden kitchen, all combining to create a space full of character and charm whilst retaining a timeless, classic feel. There is a separate utility room to one end.

A generously sized yet cosy sitting room featuring an exposed beamed ceiling and flagstone floor, with an original stone spiral staircase tucked neatly into the corner rises to the first floor.

To the other side of the hall is a ground floor twin bedroom, with a shower room next to it.

Occupying the first floor is a beautifully appointed principal bedroom suite, rich in character and charm, featuring a vaulted ceiling, clad in bead and butt, and pretty windows perfectly framing far-reaching views across the gardens and surrounding countryside. A walk-through dressing area leads seamlessly to the charming en suite bathroom with a classic roll-top bath, creating a wonderfully indulgent retreat.





LOCATION

Powerstock is a particularly sought-after village principally made up of handsome stone cottages and houses forming a most appealing street scene. In the village there is a primary school, the church of St Mary the Virgin, and the popular Three Horseshoes public house, with the The Marquis of Lorne Inn on the other side of the valley in the hamlet of Nettlecombe. The countryside in this part of Dorset is wonderful, with narrow lanes, rural pastures, undulating chalk downland, coppices and woods. Just 2 miles away is the iconic Eggardon Hill known for its iron age hillfort and from which there are commanding views west over the Bride Valley towards Golden Cap and Lyme Bay. Powerstock Common nature reserve is just a mile away. The Jurassic coast, a world heritage site, is also just a short distance - West Bay with its pretty harbour, and Burton Bradstock home of the popular Hive Beach Café and Seaside Boarding House, the cliff top creation of the former Groucho Club owner. The Georgian town of Bridport is under 5 miles and has an excellent range of independent and high street shops, restaurants and supermarkets including a Waitrose. To the east lies the county town of Dorchester, which is just over 12 miles where there is a further range of excellent shopping and leisure facilities including a main line railway station to London Waterloo.

SPORTING & RECREATION

West Dorset is a beautiful area and is well known for its sporting and leisure pursuits which include golf at Bridport and Dorchester Came Down golf clubs. Horse racing at Bath, Wincanton, Salisbury and Taunton. There is an Art centre and the 'Electric Palace' in Bridport with theatres in Poole, Salisbury and Bath. The Dorset coastline has now been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path.



EDUCATION

Dorset is well served for schools. There is an excellent primary school in Powerstock, with secondary schooling at the Sir John Colfox Academy in Bridport and Beaminster School. Further state schools are available in Dorchester including The Thomas Hardy School. Private schools include a Perrott Hill and Sherborne Preparatory School. Private senior schools include the Sherborne Schools; Bryanston; Canford; Milton Abbey and St Anthony's Leweston.

PROPERTY INFORMATION

SERVICES:

Mains electricity and drainage are connected. Private estate water supply.

Farmhouse - partial heating by solid fuel range cooker & radiators. Cottage - ASHP heating.

LOCAL AUTHORITIES:

Dorset Council Tel: 01305 251000

COUNCIL TAX:

Farmhouse Band D

Cottage Band C

EPC:

Farmhouse G

Cottage C

AGENTS NOTE:

There is a public footpath through the field

TENURE:

Freehold with full vacant possession upon completion.

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words:///harvest.cheerful.adverbs
From the centre of Powerstock, take the turning opposite the church onto Dugberry Hill, signposted to Poorton. The property is on the right hand side.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

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