



The Barns, Lodgers, Dorset





A well-presented barn conversion with two holiday properties in an unspoilt hamlet with views over hilly countryside.

Summary of accommodation

The Barns

Entrance hall | Sitting room | Dining room

Kitchen/breakfast room with separate seating area

Laundry room | Cloakroom

Principal bedroom with walk-through dressing area & ensuite shower room | Four further double bedrooms

Family bath & shower room

Hay Barn (Annexe)

Living room | Kitchen | Boot room | Cloakroom

Two first floor double bedrooms | First floor shower room

Straw Loft

Living room & kitchen

Three double bedrooms | Bathroom

Outbuilding

Changing room | Shower room with WC | Sauna

Garden and Grounds

Summer house | Triple garage | Parking | Barbecue kitchen

Heated swimming pool | Hot tub | Garden shed

Log store | Pond | Children's play area | Garden

Vegetable gardens

In all about 0.75 acre



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Situation

The Barns is in a Conservation Area and the Dorset AONB and has a lovely position on the edge of a hamlet close to the small, pretty village of Loders. Both have retained their rural character along with a strong community spirit boasting a parish church, village hall, pub and primary school (Ofsted rated Good).

The property is also less than 15 minutes' drive from the harbour and beaches at West Bay on the Jurassic coast. The town of Bridport is conveniently close and has a wide range of independent shops and a Waitrose, as well as a twice-weekly market, monthly farmers' market and thriving literary and arts community hosting the Bridport Literary Festival. Other nearby towns include Beaminster, Lyme Regis and Dorchester.

Local transport links include train services from Dorchester South to Waterloo and Exeter and Bournemouth airports both provide UK and international connections including a one hour service from Exeter to London City Airport.

The area also has a wide choice of schools from the state and independent sectors including Perrott Hill, Sunninghill, the Sherborne schools and Leweston.

Distances

Bridport 2.7 miles, Beaminster 6.5 miles, Jurassic Coast (West Bay) 4 miles, Lyme Regis 13 miles, Crewkerne 13 miles, Dorchester South station 14 miles (Waterloo 2 hours 36 minutes), Sherborne 22 miles, Exeter Airport 38 miles (London City Airport 1 hour).

(Distances and times approximate)





The Barns & Hay Barn (Annexe)

Positioned on the edge of the village in a lovely, peaceful setting and backing onto pasture leading down to the River Asker, The Barns is an unlisted period stone barn that formerly belonged to the neighbouring farmhouse. It was converted in 1984 and great care was taken during the original conversion to make best use of the available space and there is excellent ceiling height throughout. It has been the much-loved home of its current owners for the past 14 years and during that time the barn has undergone an extensive programme of refurbishment and improvement both inside and out. The more recent internal improvements have combined the barn's rustic origins with a contemporary twist and the result is a beautifully presented home with a lovely feel.

The ground floor has two reception rooms. The largest of the two is the sitting room, which has windows on three sides, oak flooring, window seats and an inglenook fitted with a wood burning stove. The adjacent dining room looks onto the deck at the back of the barn and has sliding doors through to the kitchen, which is a lovely room with the kitchen/ breakfast area at one end and a separate seating area at the other, with bifold doors opening to the deck. The kitchen has underfloor heated flagstone floor and is fully fitted with units under granite work surfaces, a gas hob and a range of built-in electric appliances.

Upstairs there is a wide, galleried landing that also serves as an additional seating area and leads to all five double bedrooms. The principal bedroom has windows on two sides with views out over the surrounding countryside and a walk through dressing area to its ensuite shower room. The remaining bedrooms share the family bath and shower room. The bathrooms have underfloor heating.

Part of the barn currently serves as a self-contained annexe/holiday let with a large living room, kitchen and two double bedrooms with lovely views.







Straw Loft



Straw Loft



Straw Loft





Straw Loft, Outbuildings & Garden

The Barns is approached off a quiet village lane via a resin driveway. The drive passes in front of The Barns, where there is parking for one car opposite the front door and continues round to a further, good-sized parking area with space for several cars.

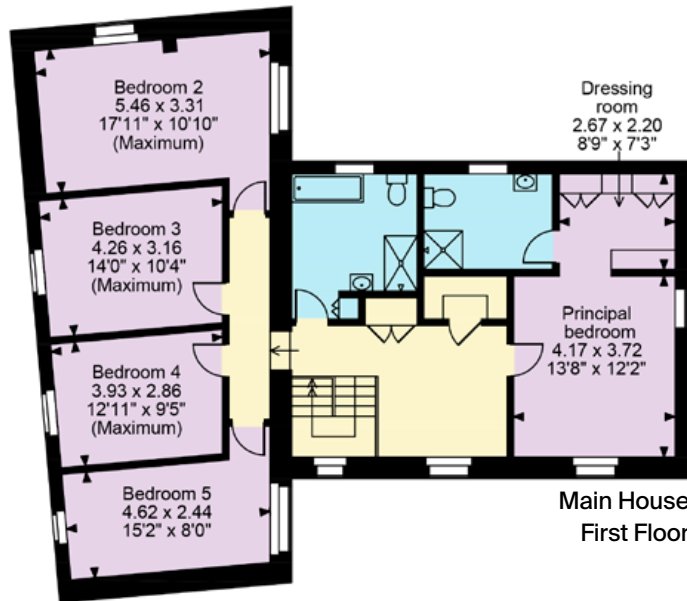
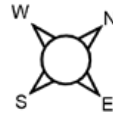
Beside the parking area is a further converted barn, which has been converted to provide a triple garage on the ground floor and a self-contained holiday apartment, called Straw Loft, on the first floor incorporating three double bedrooms and accessed via an external stone staircase. Beyond the parking area is the garden, which has gorgeous views out to the surrounding hills and encompasses a lawn fringed by a pond, vegetable garden, children's play area, several apple trees, garden shed and lean-to log store.

Directly behind The Straw Loft is a heated swimming pool, which is sheltered by tall walls on three sides. Alongside it is a timber-built outbuilding incorporating a changing room, shower room with WC, sauna and outside barbecue kitchen area plus a separate summer house and very private hot tub, all linked by timber decking. Alongside the decking is a further paved dining area.

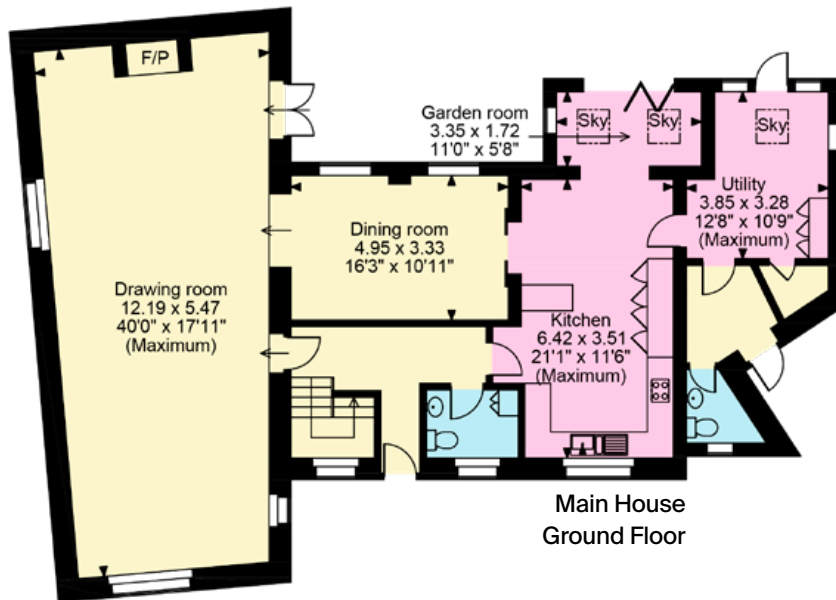
Approximate Gross Internal Floor Area

Main House: 270 sq m / 2,908 sq ft

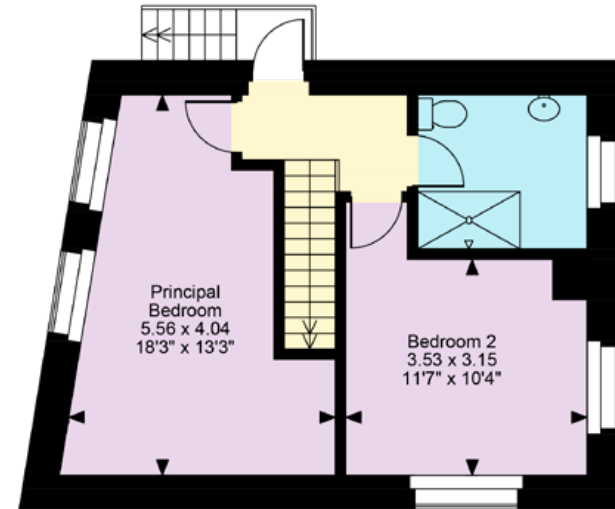
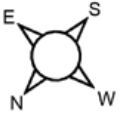
Hay Barn: 92 sq m / 990 sq ft



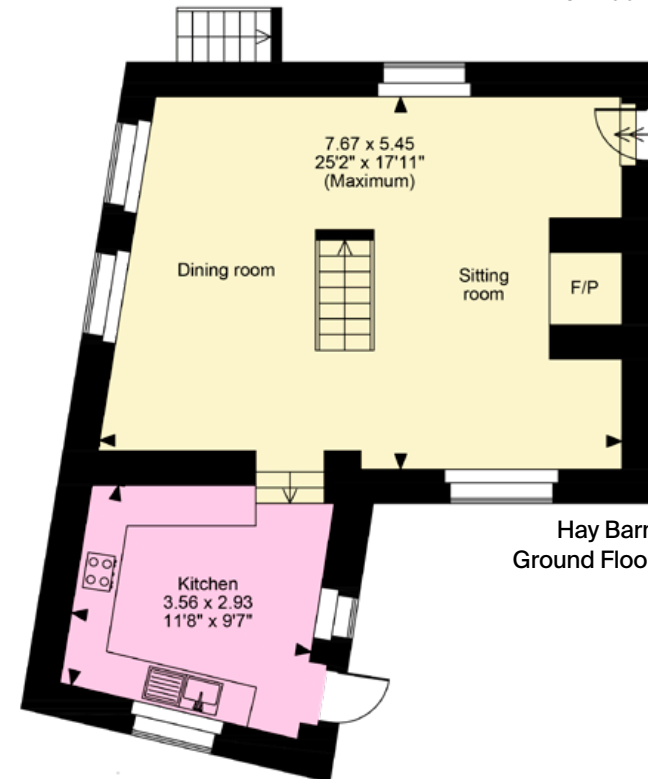
Main House First Floor



Main House Ground Floor



Hay Barn First Floor



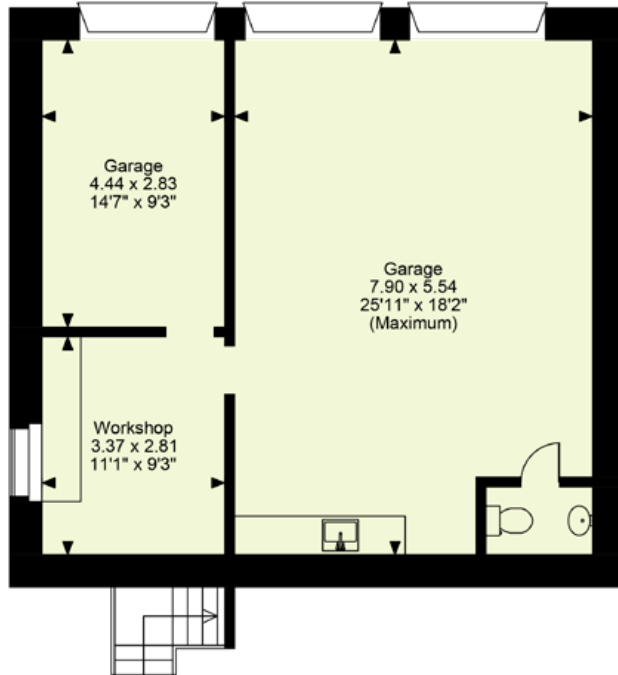
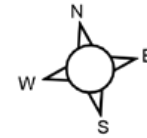
Hay Barn Ground Floor

Approximate Gross Internal Floor Area

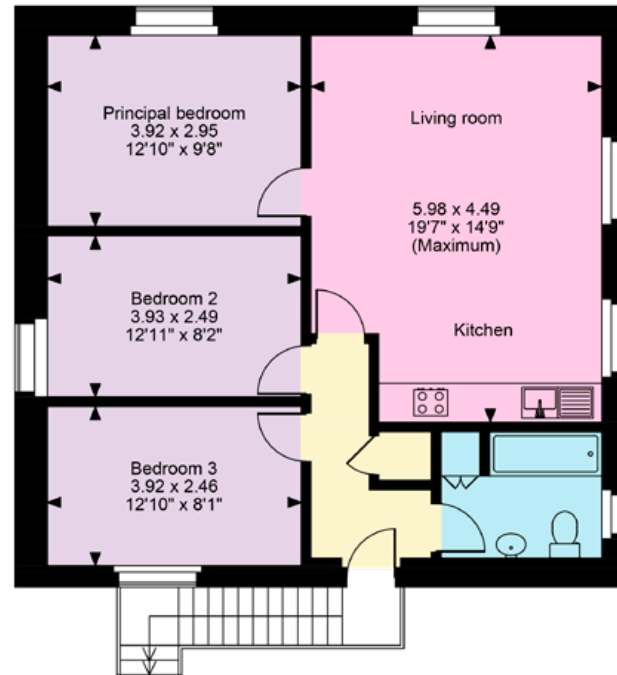
Straw Loft: 70 sq m / 751 sq ft

Garages & Workshop: 68 sq m / 730 sq ft

Total: 138 sq m / 1,481 sq ft



Straw Loft Ground Floor



Straw Loft First Floor

Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating with underfloor heating in kitchen and bathrooms. Programmable zoned heating. Photovoltaic panels. Pool heated via oil-fired boiler /air source heat pump. Calor gas-fired hob.

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk).

Tax Band G.

Energy Performance Certificate Rating:

The Barns: D Straw Loft: E Hay Barn: C

Directions (Postcode: DT6 4NW)

what3words///bother.chips.passwords

Approaching from the north via the A3066 from Bedminster, drive south for 4.5 miles to the village of Bradpole. On the northern edge of the village turn left onto Townsend Way, signed to Loders. Continue for a quarter of a mile and then turn right onto Mangerton Lane, again signed to Loders (old fashioned signpost). Drive for just over a mile passing through Loders. On the far side of the village the road drops down to a bridge over the River Asker. Continue over the bridge for 100 yards to a sharp left-hand bend. The driveway entrance to the property is the second entrance on the left about 40 yards after the corner.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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