



## Sweet Briar Farm, Uploders, Dorset

A superb six bedroom detached 18th century farmhouse with two bedroom holiday cottage and outbuildings nestled in 3.25 acres of land.



## Sweet Briar Farm, New Road, Uploders, Bridport, Dorset, DT6 4NY

Sweet Briar Farm is a fine 18th century farmhouse nestled between the rolling hills on the outskirts of the village of Uploders, three miles east of Bridport and four miles inland from the World Heritage Jurassic Coastline. The location is rural yet easily accessible to the main route that leads east to Bournemouth and Hampshire and west to Devon and Cornwall. Together with the neighbouring village, Loders, there are two public houses, a church, primary school and village hall. Bridport is a popular market town that prides itself in being able to offer a number of butchers, bakers and independent shops and a number of excellent eateries. It is a desirable location that attracts new residents and tourists from afar.

The extensive six bedroom property is accessed off the road that leads through the village and is approached through wooden gates and up a gravel drive. The attractive plot also offers a double garage, Alitex greenhouse and a separate converted stable block that is advertised as a holiday home that rents for £1015 per week in high season. This is an ideal side business or perfect for visiting guests.



The accommodation within the principal house has been tastefully modernised and presented to a high standard whilst being sympathetic to the origins of the building. It includes an entrance vestibule which leads to an impressive open plan, multi-purpose living space which forms the social epicentre of this home with stunning fireplace and inset wood burning stove. The wooden floor runs the length of the room and is complemented by the wooden beams running parallel above. Double doors lead out into the south west facing walled courtyard and at the other end of the room to the garden at the side of the house. There is access to the study and to the office from this room and steps lead down into the attractive dining room where a feature fire place and log burner draw your eye. The stunning farm house kitchen is positioned off of the dining room, it offers ample storage, a double Aga, separate electric hob and double oven and space for a large family dining table. Doors lead to a well-equipped utility room, bathroom and an additional room which currently serves as a useful ground floor bedroom.

The striking first floor mezzanine acts as a walkway between the two wings of the house and overlooks the living space below. The stunning master suite is on one side of the house offering ample built in storage and two sets of double doors onto Juliette balconies. The en-suite for the master bedroom has a double shower, with separate freestanding bath. The guest wing at the opposite end of the house provides four double bedrooms each with an en-suite.



The main property together with the holiday cottage and a separate detached oak framed garage and store, sits in grounds of circa 3.25 acres. The interesting and mature gardens wrap around the property on all sides and offer a mix of paved courtyard areas and areas of grass with mature beds.

Within the ground is an Alitex 'National Trust' greenhouse, a summer house and two fish ponds. The small formal paddock has access from the village road and leads to the large paddock (with water trough) on the steeper ground.

### Directions

From Dorchester, proceed west on the A35. After about 12 miles, take a left turn signed Uploders, Loders and Shipton Gorge. Turn right at the following T-junction and Sweet Briar Farm is after a short distance on the right, before you enter the village.

### Surrounding Area

Uploders and the neighbouring village Loders are situated in an Area of Outstanding Beauty in the heart of West Dorset. The World Heritage Coastline is approximately 4 miles to the south and Bridport, with its renowned twice weekly street market, is about 3 miles to the west. The popular coastal village of West Bay can be found a further 2 miles south. The area is well known for its food production and restaurants. The county town of Dorchester with its Thomas Hardy connections is approximately 12 miles to the east.

### Council Tax Band G

### Services

Mains electricity, water and drainage are connected as is satellite television. There is an oil fired central heating system and solar panels have been installed.



## Sweet Briar Cottage

The separate holiday home, Sweet Briar Cottage, is a stunning conversion of the former stable block which was converted 8 years ago and has been a successful holiday let for a number of years. The cottage has been converted to a high standard and sympathetically combines vintage and contemporary styles.

On the ground floor there is a light filled open plan living space with contemporary gas log burner and a modern fitted kitchen. There is a ground floor double bedroom and bathroom. The floor above is accessed via a fully carpeted staircase enclosed with glass panels and leads to a further bedroom which overlooks the living space, with a free standing bath and en-suite shower room.







## New Road, Uploders, Bridport, DT6

Approximate Area = 4426 sq ft / 411.2 sq m (includes garage & excludes void)

Outbuilding = 1052 sq ft / 97.7 sq m

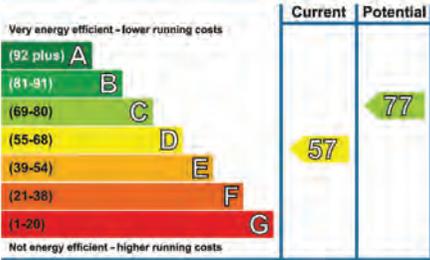
Total = 5478 sq ft / 508.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standard incorporating International Property Measurement Standards (IPMS Residential) © Dickinson 2020. Produced for Dickinson Bowden Lettings REF: 021432

### Energy Efficiency Rating



## FREEHOLD

Guide Price £1,595,000



Sales - Block Management - Lettings

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