

Symonds
& Sampson

Old Orchard

Uploders, Bridport, Dorset

Old Orchard

Uploders
Bridport
Dorset
DT6 4PD

Stylish contemporary four bedroom five year old house built to a high specification with eco-credentials.



- Rural village location
 - Country views
 - Vaulted rooms
 - Air source heat pump
- Mechanical ventilation and heat extraction system.
 - 6 years of LABC warranty remaining



Guide Range £700,000 - £750,000

Freehold

Bridport Sales
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DWELLING

Pury Barn was built in some style just four years ago taking full advantage of its south facing, edge of village location, specifically created to be a low maintenance/running cost property with character, perfect for 21st century living. The warm honey coloured stone exterior contrasts with the contemporary interior that has a series of part vaulted living and sleeping spaces, heated by an air source heat pump and some underfloor heating, complimented by a mechanical ventilation and heat extraction system. The property has high specification windows and all the insulation qualities that one would expect of a newly built property. This really is country living at its best.

ACCOMMODATION

The hub of the house is the main kitchen/ living/ dining room, with a sitting area that overlooks the gardens behind, to the south through bifold doors. A dining area lies to its centre and a contemporary fitted kitchen to its rear. The kitchen has an island unit and integral appliances that include an electric range cooker, a fridge, a freezer, a microwave and a dishwasher. The sitting room lies off the main living space and has a fireplace equipped with an electric woodburning style stove as it's focal point, with double doors to one side, leading onto the gardens. Behind the kitchen is the utility room with a cloakroom off. The principal bedroom has an array of built-in wardrobes with an

electric fan above the main sleeping area, and a door through to a fully tiled ensuite shower room. The guest bedroom also has an ensuite shower, with the two remaining bedrooms sharing a family bathroom. The property is in outstanding decorative order throughout, has quality wood laminate flooring, is fully double glazed and has an outstanding EPC rating.

OUTSIDE

The property is approached off the village lane along a driveway accessed by a gated entrance. The driveway is laid to gravel, providing a turning and parking for a number of cars and access to the garage that is equipped with light power and an electric remotely operated door. The gardens are simply but stylishly laid out with a more sheltered sitting area off the sitting room, and a formal lawn to the centre. There is a pergola topped entertaining area that gives the best vantage point to enjoy the west facing sunset views. Above there are a series of terraces laid to lawn and punctuated by ornamental trees adjoining open farmland.

SITUATION

Uploders is a particularly attractive, sought-after village, to the Northeast of the former rope-making town of Bridport. The village offers numerous walking opportunities and the Jurassic coast just a short drive away at West Bay. Bridport

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 and Axminster. Charmouth and Lyme Regis are also just a short motoring distance away.

DIRECTIONS

What3words- ///crusher.closer.spindles

SERVICES

Mains electricity, water and drainage.

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors. We are advised the coverage is good indoors with Wi-Fi calling.

Dorset Council: 01305 251010

Council Tax Band: E

EPC: B

MATERIAL INFORMATION

We have been made aware of the previous presence of Japanese Knotweed in the grounds. The vendor paid for a 5-year treatment plan in 2016 which was completed in 2021 with a 10 year guarantee. There has been no recorded return since its removal.





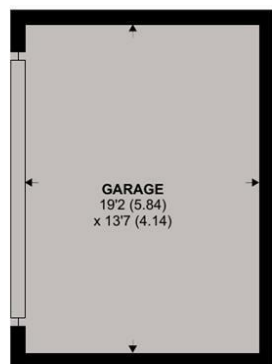
Old Orchard, Uploders, Bridport, DT6

Approximate Area = 1515 sq ft / 140.7 sq m

Garage = 262 sq ft / 24.3 sq m

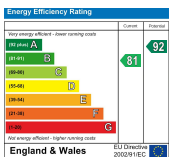
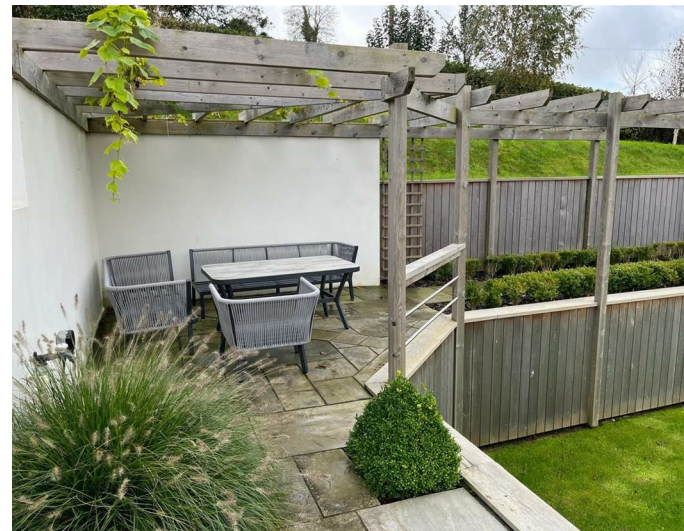
Total = 1777 sq ft / 165 sq m

For identification only - Not to scale



GARAGE

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1196642



Bridport/SA/091024



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