



Toms Barn





# Toms Barn

Uploders, Bridport, DT6 4PD

Superb opportunity to finish a barn conversion to your own specification in a charming West Dorset village.

- Village location
- Pub within walking distance
- Barn conversion with potential
- Large plot
- Three bedrooms, all ensuite
- Vaulted ceilings to kitchen
- South facing garden with terrace
- Freehold. Predicted Energy Assessment to follow

Guide Price £750,000

## THE PROPERTY

A beautiful 18th Century stone barn which was converted into a dwelling in recent years with further works required to finish the conversion and landscape the gardens to your own taste and requirements. All works to date have been carried out under WDDC building control and structural works under structural engineers drawings.

The opportunity to create a truly stunning home, finished as you would like it, is a rarity in villages such as Uploders, which offers a lovely community environment within easy striking distance of Bridport and the Jurassic Coast.

There are three bedrooms, two of which are upstairs and one downstairs, all ensuite. The kitchen space is superb, with a double height vaulted ceiling and sky lights, whilst the sitting room is very spacious with a prepared space and flue for a wood burning stove.





## OUTSIDE

The garden extends to about a third of an acre and backs onto fields in a Southerly aspect. There is ample space to create a driveway and parking and there is a large terraced area directly outside the property to enjoy sitting out.

## SITUATION

Tom's Barn is perfectly located in the popular and peaceful village of Uploders, which comprises mainly stone houses and cottages together with a public house. The immediate locality is designated an Area of Outstanding Natural Beauty (AONB) and there is easy access to the surrounding, lovely, countryside. The village of Loders is only about 1 mile to the west and has a public house and popular primary school.

## SERVICES

Predicted Energy Assessment to follow

Drainage- Sewage treatment plant is installed

Heating- a proposed hybrid system with air source heat pump (not fitted) and oil fired boiler.

Broadband is not connected but is available in the village

Mains electric and water.

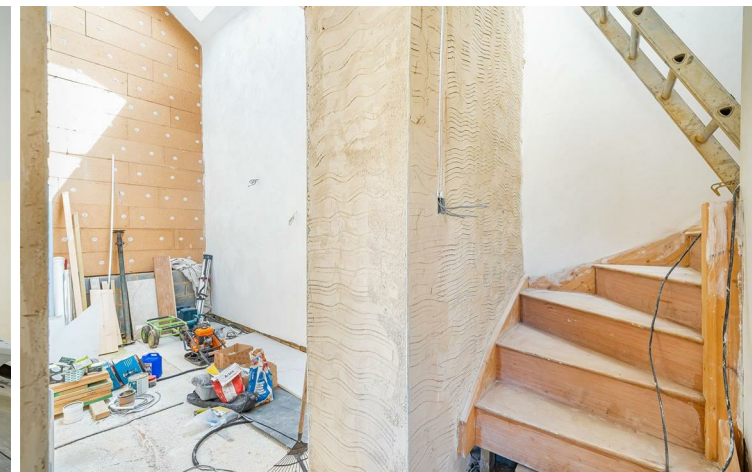
The current owner has contacts for the plumber/heating engineer and electrician to finish the project if required.

## VIEWINGS

Viewings are strictly to be accompanied via a representative of Stags. The property is an unfinished building site with many trip hazards and one part of the property is only accessed via a ladder currently. Please wear appropriate footwear and do not enter the site without our agent being present at any time. We cannot allow children to attend on viewings.

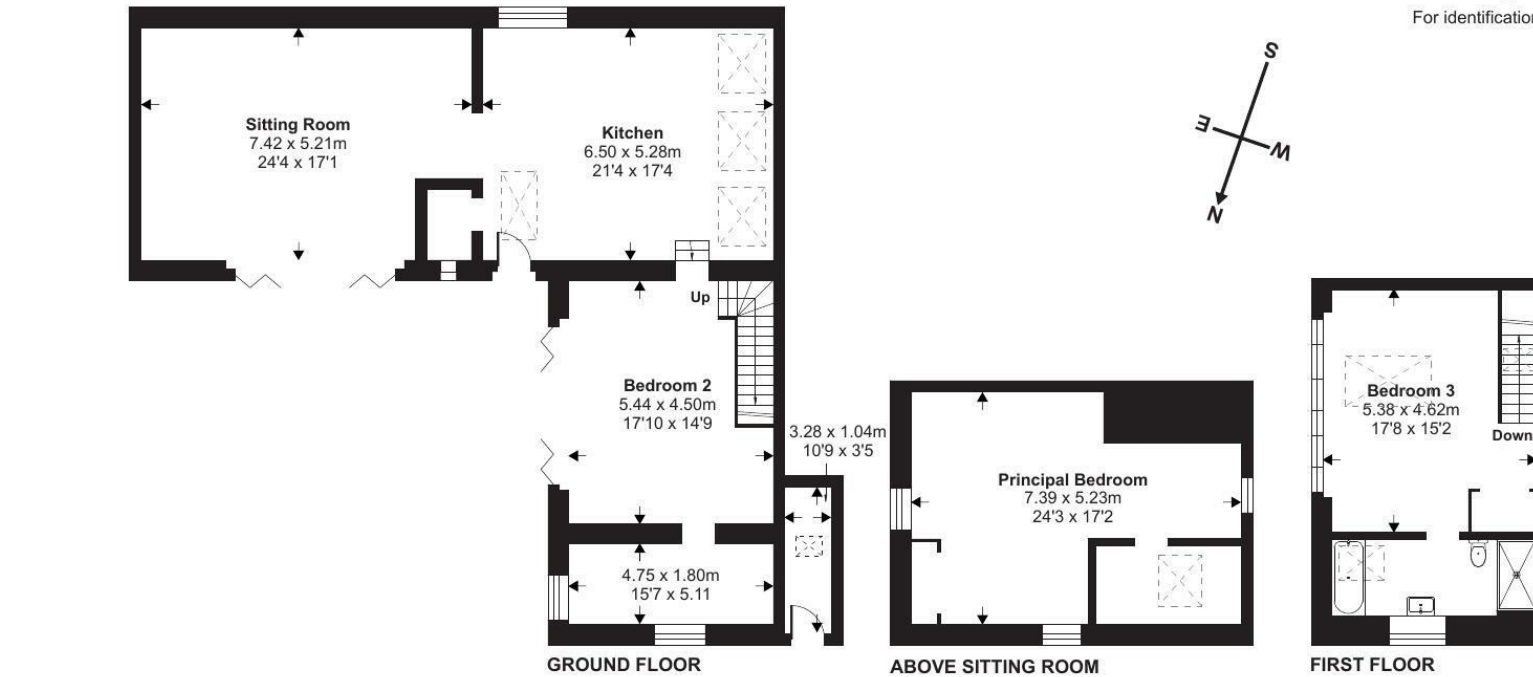
## DIRECTIONS

On entering the village from the A35, turn onto New Road and follow the road until you meet the The Crown pub. Turn right at the T-junction, where the property will be found on your right hand side a short way along.





Approximate Area = 1983 sq ft / 184.2 sq m  
 Outbuilding = 37 sq ft / 3.4 sq m  
 Total = 2020 sq ft / 187.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1129781

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

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