

Cerne Park Farm

Cerne Abbas • Dorchester • Dorset







Cerne Park Farm

Sydling Road, Cerne Abbas, Dorchester, DT2 7JT

Dorchester 8.2 miles • Sherborne 12.3 miles
Train to London Waterloo – 2 hrs 14mins from Sherborne Station
(Distances & times approximate)

Offered to the market for the first time since it was built in the 1980s, Cerne Park Farm has recently been extended and reconfigured to create an impressive country house, perfect for entertaining or as a versatile family home. Principal rooms all overlook the 31.42 acres of pastureland, affording the rare privilege of having control over the security of the view.

In all about 31.42 acres (12.72 Ha)

For Sale by Private Treaty

Sole Agents:

01935 814488

Symonds & Sampson LLP
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& Sampson**



Situation

Cerne Abbas is a charming historic village, renowned not only for its delightful high street and listed properties, but also for the Cerne Giant, a 180 ft high ancient chalk figure carved out into the steep sloping hillside above the village, shrouded in a wealth of myth and legend, but now owned by the National Trust. The conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty.

The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, tea rooms, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey.

Cerne Abbas lies about 8 miles north of Dorchester with its comprehensive range of facilities including the Dorset County Hospital. The village also benefits from good access to the Abbey town of Sherborne, about 12 miles to the north. Both Dorchester and Sherborne have mainline railways stations to London Waterloo as well as regular bus services.

- Contemporary country house
- 31.42 acres (12.72 Ha) with stunning countryside views
- 5220 sq ft of internal accommodation
- Barn with planning permission to convert to C1 use
- In excellent order, having been renovated and reconfigured by the current owner
- Private position on the outskirts of a famous, quintessential Dorset village
- Coming to the market for the first time since it was built in the 1980s



The Property

Cerne Park Farm has been in the same ownership since it was built in the 1980's. Recent renovations have created an exceptional, light-filled house, designed with family living and entertaining in mind. The three-storey property offers space and versatility, with main rooms overlooking attractive gardens and its own valley.

The house is presented in excellent order with high quality fittings including limestone floors to the ground floor, oak doors, quality kitchen and bathroom fittings and a sonos sound system.

Generous rooms flow seamlessly throughout the ground floor, with polished limestone flooring, windows and doors to the North West elevation allowing light to flood in and opening out to sunny terraces. The sitting room has a built-in bar, and two kitchens, one at each end of the house, both fitted with high quality appliances and features, ensuring that hosting is as easy as possible. An office is accessed via a staircase from the rear hallway off of the kitchen.

The first floor is dominated by the generous principal bedroom, thoughtfully arranged with the most spectacular view over surrounding fields. It benefits from a tasteful and well-appointed en suite shower and bathroom. Both the bedroom and bathroom have direct access onto the roof terrace, with a 10 person Catalina Swim Spa.

Two further bedrooms share a Jack and Jill bathroom, bedroom two also having a balcony and open views. A personnel door leads to the double garage, store and garden, and there is a separate laundry room.

Three further bedrooms lie on the top floor with a bathroom and shower room, ideal for older children or possibly self-contained accommodation, games room or office above the garage, subject to the necessary consents.

Please see floorplan for accommodation and measurements.







Barn

There is a spacious barn measuring 393.91m² benefitting from change of use to a Class C1 planning use which includes use such as a B&B, guest house, boarding houses, short-term holiday let such as Air BNB and a hotel. For further details, please check Dorset Councils planning portal - application number P/PAAF/2024/00817.

Services

Mains electricity. Oil central heating. Solar Photovoltaic Panels. Underfloor heating throughout the ground floor. There is a natural water supply from a borehole on adjacent land with necessary legal rights. Private drainage.

Superfast Broadband is available

Mobile Network coverage is available from the major providers

Rights of Way

Please note, the land is for agricultural use only and there is a right of way footpath on the South West corner of the land. Please contact agents for further details.

Outside

A particular feature of the property is the 31.42 acres of land that sit adjacent to the garden and dominate the views from the property. The house is well-positioned on the plot, with a long driveway to the property providing privacy from the road. There is ample gravelled driveway parking, leading to the garage and further parking on the lower level, which provides easy access into the ground floor accommodation.

The formal gardens to the house are meticulously manicured. Areas of lawn and patio surrounding the house, all prudently laid out to make the most of the privacy and outlook. There is a vegetable garden with a selection of raised beds, its own greenhouse and a water supply separated from the garden by enclosed fencing and walls, alongside a modest fox-proofed chicken run and house. There is also a discreetly positioned tennis court.



Agents Notes

Flood Risk: Flooding is possible when groundwater levels are high. However, surface water, sea and river flooding are unlikely.

Local Authority

Dorset Council - Council tax band G

Directions

Cerne Abbas lies just off the A352, between Dorchester and Sherborne. Turn onto Sydling Road and the property will be found on the right hand side.

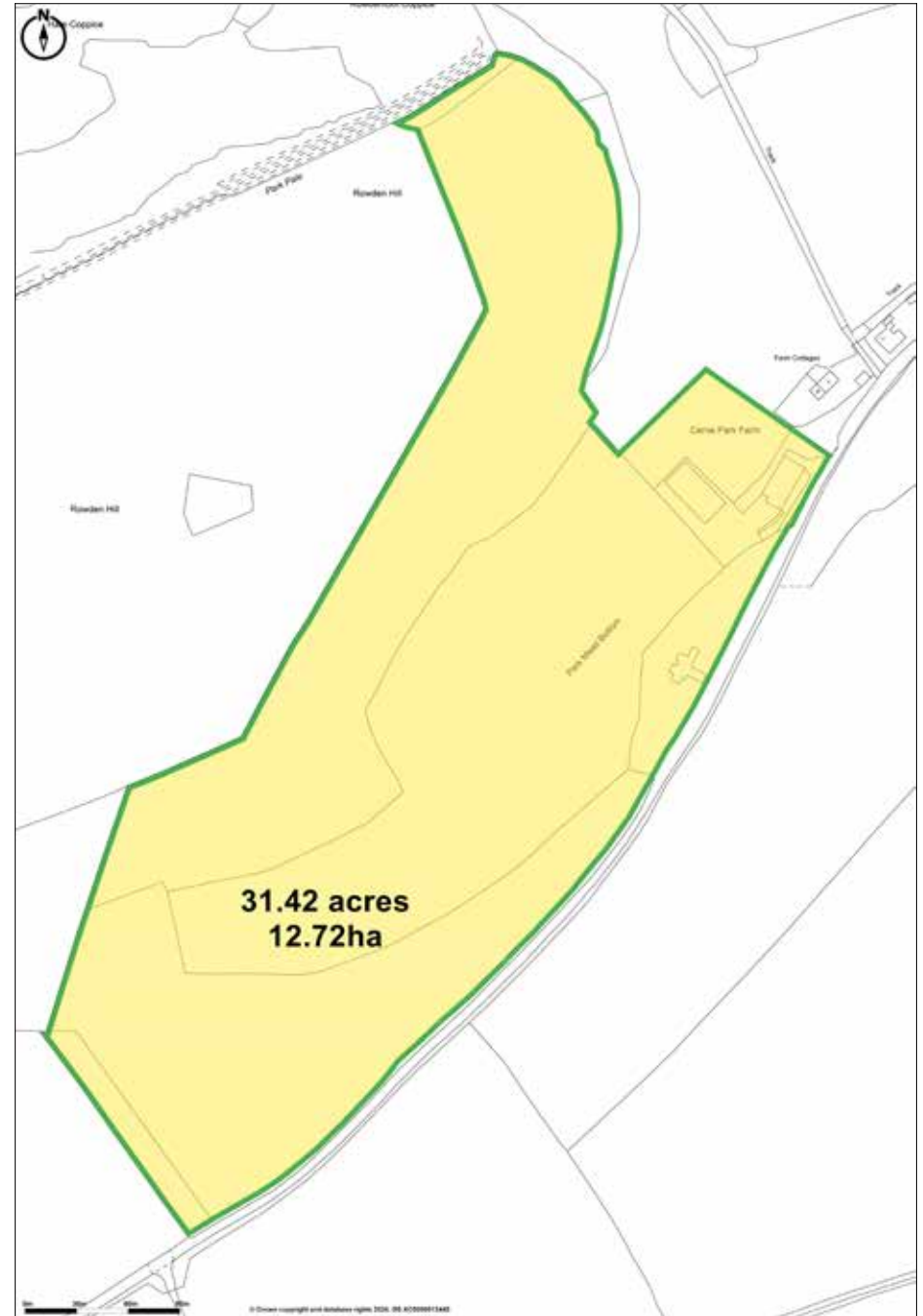
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Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information if required is available from our Sherborne office on 01935 814488





Denotes restricted head height

Sydling Road, Dorchester

Approximate Area = 5127 sq ft / 476.3 sq m
 Limited Use Area(s) = 362 sq ft / 33.6 sq m
 Barn = 4139 sq ft / 384.5 sq m
 Total = 9628 sq ft / 894.4 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Symonds & Sampson. REF: 1104000



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