

The Old Farmhouse

Totnell, Leigh, Sherborne, Dorset

The Old Farmhouse

Totnell
Leigh
Sherborne
Dorset DT9 6HT

This charming detached home, with stone elevations beneath a slate roof, is set in the idyllic Blackmore Vale countryside. Offering spacious accommodation, generous gardens, outbuildings, ample parking all sat in 1.8 acres.



- Four / five bedroom family home
 - Flexible accommodation
- Peaceful village location with pleasant views
 - Enclosed gardens and paddock
 - Outbuildings
 - No onward chain
 - Ample parking
 - Council Tax Band: F

Guide Price £800,000

Freehold

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THE DWELLING

The Old Farmhouse is a charming, detached residence boasting stone elevations beneath a slate roof, nestled within the picturesque Blackmore Vale countryside. Offering spacious accommodation across two floors, the property is complemented by a range of outbuildings and ample parking.

The beautifully maintained, level gardens to the front and rear provide a delightful setting, while the enclosed paddock, extending to approximately 1.3 acres, enhances the property's appeal for equestrian or smallholding pursuits.

ACCOMODATION

A charming wooden and glazed door leads into the entrance porch, where an elegant oak door opens to a welcoming hallway, complete with a window and radiator.

Beyond, the impressive open-plan kitchen and dining room is bathed in natural light, with French doors and expansive windows framing the picturesque garden views. The kitchen is beautifully appointed with Shaker-style cabinetry, a two-bowl ceramic sink, a Calor gas hob with extractor, and an electric oven. A separate utility room houses the oil-fired boiler and provides space for laundry appliances and a fridge freezer.

The sitting room exudes character, featuring a striking stone fireplace with a wood-burning stove, three windows, and ample space for a dining suite. Double doors lead to a delightful snug and adjoining study, serviced by a stylish wet room with a shower, WC,

and hand basin.

Ascending to the first floor, a stunning sky lantern and garden-facing window flood the landing with light. The principal suite boasts a generous bedroom, a dressing room with fitted wardrobes, and an en-suite bathroom.

Three further bedrooms are well-proportioned, each with windows and radiators. The family bathroom can also be located on this level and features a spa bath.

OUTSIDE

The property enjoys enclosed, level gardens to both the front and rear, offering a tranquil setting. A paved terrace adjoining the house provides the perfect space for alfresco dining, with steps leading to a beautifully maintained lawn.

A selection of outbuildings, including a workshop, barn, and an external WC, enhance the property's practicality and charm. A pathway leads to a generous gravelled parking area with ample space for multiple vehicles.

Beyond, the paddock is laid to pasture and enclosed by wooden fencing, ideal for equestrian or smallholding pursuits.

SITUATION

Leigh is a vibrant village with a strong community spirit, offering amenities such as a village hall, church, local shop/part-time post office, and regular "pop-up pub" nights. The village is located about

7 miles south of the historic abbey town of Sherborne, which offers a variety of independent shops, supermarkets, restaurants, and cafes. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne offers excellent schools, including The Gryphon School and several private institutions. The village is well-connected by train, with services to London from Sherborne and Castle Cary, and is within reach of Bournemouth, Bristol, and Exeter Airports.

MATERIAL INFORMATION

Mains electricity and water

Oil central heating

Private drainage via a septic tank

Dorset County Council – F

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is unlikely inside and likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

The property is accessed via a byway open to all traffic.

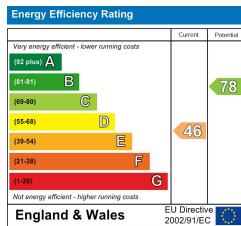
DIRECTIONS

What3words - ///hours.keepers.roadways

AGENTS NOTE

Please note the photography was carried out in November 2022.





Leigh, Sherborne

Approximate Area = 2510 sq ft / 233.2 sq m
 Workshop / Barn / Toilet = 374 sq ft / 34.7 sq m
 Garage / Store = 772 sq ft / 71.7 sq m
 Total = 3656 sq ft / 339.6 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 918020



Sherb/JM/0325



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