



Symonds
& Sampson

Stones Farm
Hilfield, Dorchester

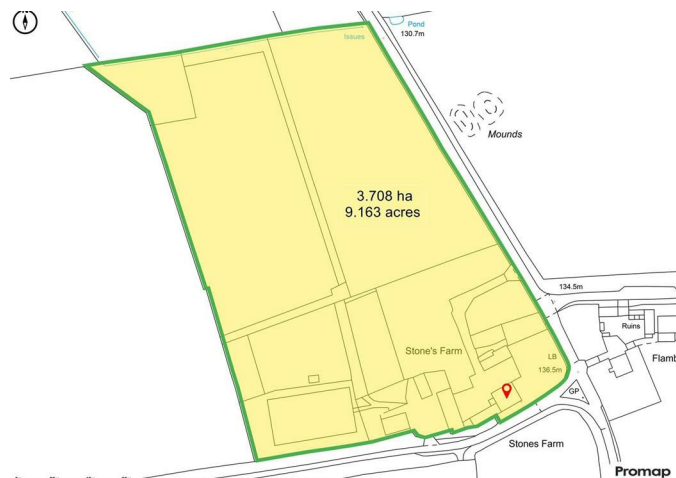
Stones Farm

Hilfield
Dorchester
DT2 7BA

A handsome, mid-19th century farmhouse with equestrian facilities situated in a peaceful, rural setting amongst the Dorset countryside.



- An impressive, four double bedroom house
- Grade II listed with an abundance of original character features throughout
- 9.1 Acre plot situated in a idyllic rural location
 - 3 paddocks as well as ample stabling
 - All weather school



Guide Price £1,500,000

Freehold

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THE DWELLING

Believed to date back to the 1860s, on the site of an earlier 17th-century farmhouse, Stones Farm has remained largely unchanged architecturally since its construction, retaining many original character features including sash windows, fireplaces, window seats, and intricate ceiling plasterwork. Originally built for the Stones family it has been the home to the current owner for the last 24 years and has been carefully and sympathetically maintained for in their tenure. The Grade II listed property features a painted and rendered exterior beneath a hipped clay tile roof, with a range of outbuildings set within its grounds.

ACCOMMODATION

The ground floor, centred by the main hallway running through the heart of the house, boasts three impressive reception rooms, each featuring large sash windows and charming fireplaces. The kitchen offers a traditional farmhouse ambiance, complete with a two-oven AGA, fitted base units, and plenty of space for a generously sized dining table. Additionally, there is a convenient scullery, a utility/boot room, and a spacious store room.

The elegant staircase ascends to a wide, south-facing galleried landing, which leads to four double bedrooms, all offering breath-taking views of the surrounding rolling countryside. The principal bedroom enjoys abundant natural light with dual aspects and has access to the Jack and Jill bathroom. Bedroom three benefits from a private en-suite shower room whilst the remaining two bedrooms are served by a family bathroom.



OUTBUILDINGS, GARDEN & GROUNDS

A tarmac drive leads round to the rear of the house to a large parking area. Outside the rear door of the property is a pretty gravelled area leading to a open sided barn, perfect for summer entertaining. Attached to the barn is a further brick built barn, accessed from the driveway which provides garaging for two cars. Beyond is are the walled, formal gardens with well established flower beds and borders. Separated by a hornbeam hedge is a productive kitchen garden.

Attached to one side of the house is further outbuilding currently utilised as tool and feed stores as well as a tack room at the end. The former milking parlour now contains seven stables.

Beyond the stables is a yard with vehicular access onto the lane. There is a pretty stone built barn which has been historically used by the current vendors as foaling and loose boxes as well as a further modern, steel framed barn with timber cladding providing machinery and hay storage and two further loose boxes.

The yard provides access to an all-weather school laid to rubber and sand and three paddocks beyond.





SITUATION

Hilfield is a small Parish located in the Blackmore Vale countryside. The neighbouring village of Leigh offers an array of local facilities including a shop, village hall and church. The nearby village of Yetminster (5 miles) also offer a range of amenities including a shop, public house, primary school and doctors surgery. The favoured Abbey town of Sherborne lies 8 miles north of the property and offers a excellent range of independent shops, supermarkets and recreational facilities. The town of Dorchester lies 12 miles to the south and thence the World Heritage designated Jurassic Coast. Both Sherborne and Dorchester have mainline railway stations

to London Waterloo. There is also the local line from nearby village Yetminster to Bath/Bristol. The A303 is accessed to the north from Wincanton, providing a direct east/west route linking with the M3 to London. In addition to the state schools there is an abundance of excellent private schools in the area including Leweston, Sherborne Schools, Claysmore, Milton Abbey, Millfield and Bryanston. The area is renowned for its leisure and sporting pursuits including golf at Dorchester (Came Down), Folke and Yeovil. Racing at Wincanton, Taunton, Salisbury, Exeter and Bath. The surrounding countryside has an excellent network of footpaths and bridleways.

DIRECTIONS

What3Words [/// ///protected.castle.quitter](https://www.what3words.com/protected.castle.quitter)

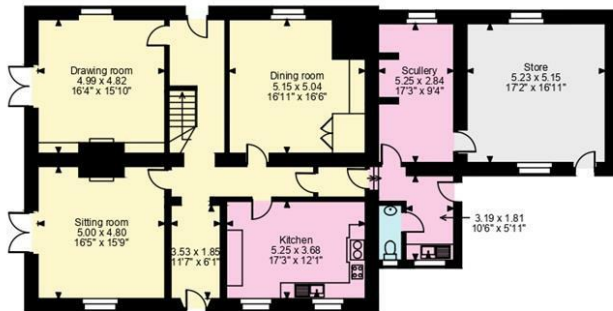
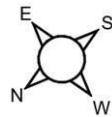
MATERIAL INFORMATION

Mains electric and water
Private drainage via treatment plant
Oil central heating
Dorset County Council – www.dorsetcouncil.gov.uk
Council Tax Band – F

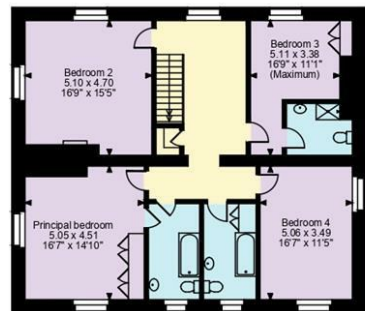
Ultrafast broadband is available to the property
Mobile phone coverage is likely outside and limited inside.
Source Ofcom - ofcom.org.uk



Stones Farm, Dorchester
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 319sq.m (3,430sq.ft)
Outbuilding = 522sq.m (5,619sq.ft)
Total = 841sq.m (9,049sq.ft)



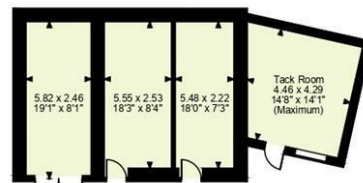
ground floor



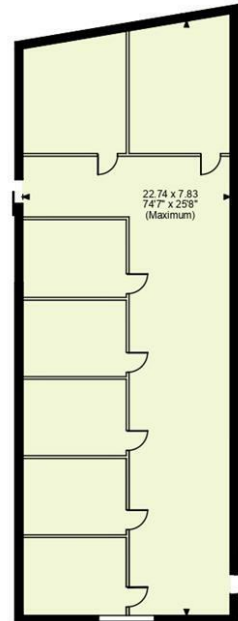
first floor



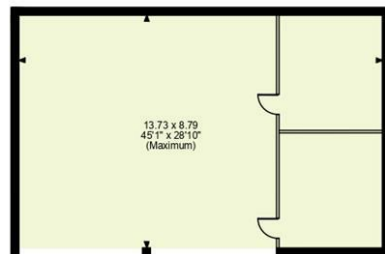
stone barn 2



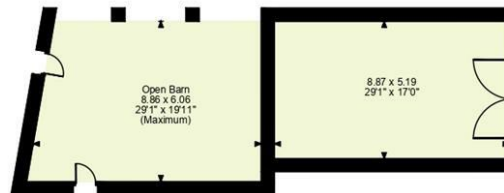
stores



stables



modern barn

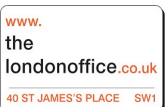


stone barn 1



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Sherb/JM/1024



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

A wide-angle photograph of a well-maintained garden. In the center is a large, vibrant green lawn. To the left, there is a dense, dark green bush. To the right, there are tall yellow flowers and dark red foliage. In the background, there are more trees and a clear blue sky with some light clouds. The overall scene is bright and sunny.

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