

LODESTONE



Hill Farm, Buckhorn Weston





Hill Farm, Buckhorn Weston

SP8 5HT

Guide Price: £1,150,000

6 
Bedrooms

2 
Bathrooms

3 
Receptions

PROPERTY FEATURES

- Charming, detached period property
- Elevated position on edge of a popular village
- 6 bedrooms
- 3 reception rooms
- Separate self-contained one bed annexe
- Pretty mature gardens with rural outlook
- Stunning views over the Blackmore Vale
- Not listed





Dating back around 300 years, Hill Farm is a home of rare distinction, where period character and modernism intertwine to create a truly exceptional home. Positioned in an elevated setting on the outskirts of the popular Dorset village of Buckhorn Weston this home has been lovingly curated over the past three decades preserving its heritage with some modern additions.

The formal entrance to Hill Farm is spacious with a wealth of period features - exposed original beams, recessed shelving, and a discreet trap door leading to the cellar. To the right of the entrance hall is the more formal sitting room. With a period-fireplace featuring an original bread oven and open fire, this room is elegant and yet intimate and cosy.

Beyond the entrance hall, the rear of the property unfolds into a wonderfully practical yet characterful series of spaces. The utility room, ideal for muddy boots and country pursuits, features an original stone fireplace, a Belfast sink, bespoke wooden cabinetry and a loo.



Running along the rear of the property, the fondly named "Cow Shed" is a captivating slice of history, now reimagined as an atmospheric reception/Study, while original flagstone flooring and deep-set windows create a sense of rustic charm. Seamlessly flowing from the cowshed is the most charming and spectacular open plan kitchen / dining / living space. This is the undisputable heart of the house.

The extension was built in 2010 and with great care taken to ensure the retention of character embracing both tradition and modernity. Featuring underfloor heating, wooden cabinetry and modern appliances to suit even the most discerning of chefs (Rangemaster, 5 hob gas burner, double electric oven, grill and top oven). A breakfast bar provides a casual dining spot or a place to linger and entertain while preparing meals.





The dining area comfortably accommodates eight or more, making it the perfect setting for both celebratory feasts and quiet suppers alike. This space also accommodates comfortable seating such as sofas and an array of other furnishings to create an incredible living space.

South-facing sliding glass doors extend the living space onto a terrace, offering unrivalled views over the Blackmore Vale. To the left Bullbarrow Hill rises against the horizon, while to the right, the ridge to Sherborne unfolds.

To the left of the Cow Shed is a cosy snug complete with a wood burner within an original stone fireplace and a charming window seat with views across to the woods. A perfect hideaway for curling up with a book on a winter's afternoon.

The snug opens onto the front entrance hall where a staircase leads to the floors above.

The primary bedroom suite is bathed in natural light from three sets of windows and provides a serene private retreat. The bedroom itself is generous in size and charm. A few steps lead down to a private dressing with extensive built-in wardrobes flowing seamlessly into an en-suite shower room.

Three further generous double rooms grace this floor. All with a mixture of fabulous window seats, exposed beams and built in wardrobes. A family bathroom which blends classic design with modern comfort completes this floor.

Two additional attic rooms offer flexible accommodation, perfect as further bedrooms, home offices, or creative studios. With exposed beams, abundant natural light, and storage tucked neatly into the eaves, these spaces feel both cosy and expansive.

A separate loo on this floor adds to the practicality.







Nestled in the grounds of this charming property sits an original stone outbuilding which has been converted into a stunning one bed annexe.

Here, the same creative flair has been applied, ensuring an elegant yet characterful retreat. The open-plan living area features a striking Norwegian log burner serving as both a focal point and a source of warmth, its rotating design allowing for directional comfort. South-facing French doors open onto a charming terrace, enclosed by a stone wall and framed with fragrant plantings this is a private haven to relax and enjoy.

The kitchen is beautifully appointed with wooden cabinetry, a Belfast sink, and modern appliances, while a shower room also sits discreetly on the ground floor. A spiral staircase leads up to a mezzanine bedroom where breath-taking views unfold. Equally spacious and bright, there is ample space for a large bed, desk and other furnishing. The annexe has its own fibre optic connection.

Separate parking for the annexe is merely a few steps away with a convenient EV charging point. With planning permission granted for holiday lets, this space offers a wealth of possibilities, whether as guest accommodation, a private retreat, or an income-generating asset.

Outside

Hill Farm enjoys an elevated position on the outskirts of Buckhorn Weston, accessed by country lanes with no traffic noise audible from the A303 or A30. Next to the parking area is a single garage providing storage above, with power provided, and a handy wood store nearby. The house sits in the middle of the gardens of approximately three-quarters of an acre.







The back garden has been thoughtfully designed with a host of flourishing trees and plantings.

These include fig, plum and raspberries along with raised garden beds for the keen gardener. A charming herb garden sits within easy reach of the kitchen and roses provide added grace and fragrance.

There are two potting sheds a greenhouse and lean-to wood store to cater to the practicalities of country living. A terrace wraps around the kitchen extension.

Hill Farm faces predominantly south to capitalise on the sun and vista. A pergola draped in wisteria, provides a stunning spot to enjoy alfresco living, while the gently sloping garden is adorned with dahlias, peonies, hibiscus, and forget-me-nots gifting an ever-changing tapestry of colour and texture.



The front of Hill Farm is dressed in wisteria providing an explosion of fragrance and colour when in bloom. Garden beds with mature plantings and a variety of pretty perennials, roses, lavender, including a wildflower area adorn the front garden and ensure colour throughout the seasons. Another wildflower area with old apple trees is on the left when approaching the property.

Hill Farm is a home with charm and character which retains an abundance of historical elegance whilst blending contemporary living.

Situation

Buckhorn Weston is a charming village in North Dorset very close to the Dorset/Somerset border and within 4 miles of Gillingham and about 4 miles from Wincanton. The Village has a parish church, village hall and local pub The Stapleton Arms.



The nearby towns of Gillingham and Wincanton have a wide range of shops and services with Waitrose in Gillingham and a large Morrisons in Wincanton.

There are excellent communications nearby including the A303 at Wincanton, mainline railway stations at Castle Cary and Gillingham with services to Waterloo and Paddington.

There are also independent schools nearby including Bruton School for Girls, Kings Bruton, Hazelgrove, Port Regis, Sherborne School for Boys, Sherborne School for Girls, and Bryanston School.

Directions

Post Code: SP8 5HT

What3Words: ///distracts.deflect.wades

Viewing by appointment only

Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance.

PART A

Local Authority: Dorset Council

Council Tax Band: G (Annexe: B)

Guide Price: £1,150,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Stone

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil and some night storage in house and annexe

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>. Current provider is Wessex (fibre optic)

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Ample parking with single garage

PART C

Building Safety: The vendor is not aware of any Building Safety issues.

Restrictions: We're not aware of any significant/material restrictions, but we'd recommend you review the Title/deeds of the property with your solicitor.

Rights and Easements: Shared access to the lane for Hill Farm and two neighbouring properties. We're not aware of any significant/material restrictions or rights, but we'd recommend you review the Title/deeds of the property with your solicitor.

Flood Risk: seas, and surface water – according to the environment agency's website, the property is in an area at a VERY LOW RISK from River/Sea and surface water flooding (defined as the chance of flooding each year less than 0.1%)

Planning Permission: N/A

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: D (Main House and Annexe)

No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone is not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

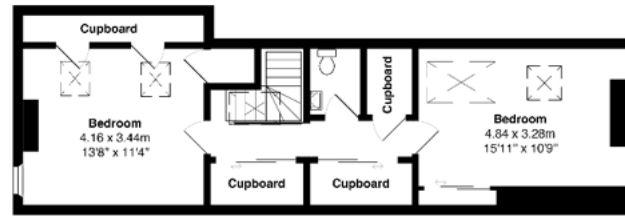


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Approximate gross internal floor area of main building - 290.6 m² / 3,128 ft²

Approximate gross internal floor area of annexe - 71.3 m² / 767 ft²

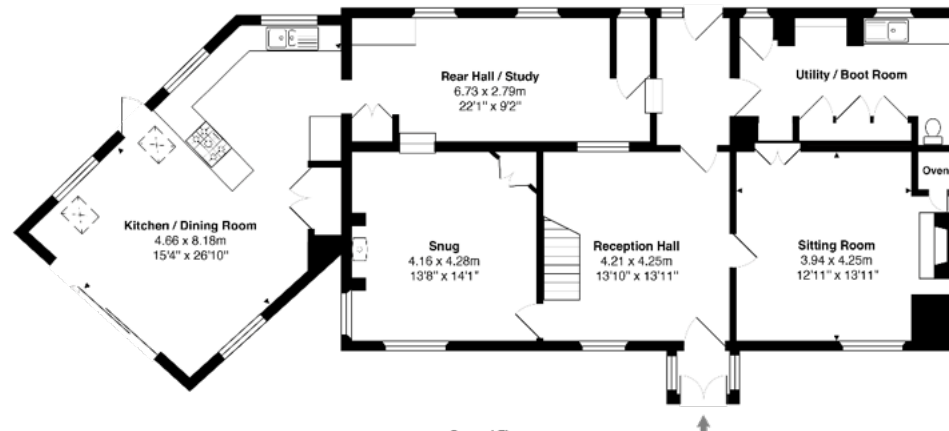
Approximate total gross internal floor area - 361.9 m² / 3,895 ft²



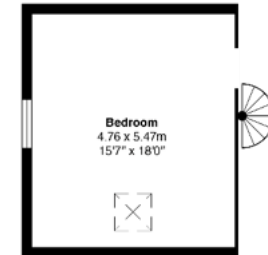
Second Floor
Area: 53.3 m² ... 573 ft²



First Floor
Area: 102.6 m² ... 1105 ft²



Ground Floor
Area: 134.7 m² ... 1450 ft²



First Floor
Area: 26.1 m² ... 281 ft²



Ground Floor
Area: 45.2 m² ... 486 ft²

Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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