



The Stone Barn, Kimmeridge, Dorset



A mid-17th Grade II listed barn conversion in a small village with views over unspoilt countryside and Kimmeridge Bay.

Summary of accommodation

Ground Floor - Entrance hall | Kitchen/dining room | Sitting room
Games/party room with minstrel's gallery | Two double bedrooms
Shower room | Cloakroom

First Floor - Principal bedroom | Family bath & shower room
Extra large bedroom (children's dormitory)
Two double bedrooms with ensuite bathrooms

Garden and grounds - Integral single garage | Parking | Timber garden store
Stream | Garden

In all approximately 0.3 acre

Distances

Church Knowle 3 miles, Corfe Castle 4.5 miles, Wareham 6.5 miles (Waterloo 2.5 hours), Poole 15 miles, Dorchester 22.5 miles, Bournemouth Airport 24.5 miles, Southampton Airport 50 miles.

(Distances and time approximate)



6



4



3



0.3
acre





Location

The Stone Barn has an idyllic setting on the edge of the small village of Kimmeridge, which is situated within the Dorset Area of Outstanding Natural Beauty (AONB) and is just a mile from Kimmeridge Bay. The village has a parish church and village hall and for most day-to-day needs there is an excellent range of local shops, services and amenities in the small town of Wareham, which has a Sainsbury's, the popular Salt Pig farm shop and a farmer's market every Saturday (see www.wareham-tc.gov.uk and www.thesaltpig.co.uk). In addition, the sizeable towns of Dorchester, Poole and Bournemouth are all within easy driving distance. For travel links the A351 running through Corfe Castle is just 2 miles away, there is a direct rail service from Wareham train station to Waterloo (2.5 hours) and the airports at Bournemouth and Southampton are both relatively close by. The local area is also blessed with a wide choice of schools from both the state and independent sectors including Canford, Sunninghill, Milton Abbey, Bryanston and Knighton House, which are all within a 20-mile radius.

The Stone Barn

Situated at the end of a short, no-through lane, The Stone Barn has a sheltered, south-facing position looking out across unspoilt countryside towards Kimmeridge Bay. In addition to being in an AONB fringing the World Heritage accredited Jurassic Coast, much of the village is still part of the beautiful 1,800-acre Smedmore Estate that surrounds it and has been in the same family for the past six centuries. Bought by its current owners in 1987, The Stone Barn was converted over three years from a period stone barn and adjoining stable block. It is believed that the barn was originally built in the late 17th century (the chamfered tie-beams are possibly timbers taken from Corfe Castle after the castle was slighted at the end of the Civil War). The newly converted property, which has a beautiful stone slate roof, was then used as a family holiday home for seventeen years before being used commercially as holiday accommodation until the present day. Arranged in an L-shape around a concrete yard, the former stable block houses a good-sized sitting room and large, adjacent, farmhouse-style kitchen plus two double bedrooms and a shower room on the ground floor, with four further bedrooms and three bathrooms within the roof space. The barn adjoins one end of the stable block and is currently used as a large family-use/entertainment space and has a split level floor, exposed roof timbers and a minstrel's gallery at one end. The barn has double doors on one side that open to the yard and a further set of glazed doors that look out to sea and open out to the garden. The size of the barn/ party room, sitting room and kitchen/dining room along with the number of bedrooms (including one very large bedroom, which is ideal as a children's dormitory) make The Stone Barn ideal for multi-family holidays and it has proved to be extremely popular over the years.









Garden and Grounds

The Stone Barn has ample parking space on the yard in front of the barn, where the walls in summer are clad in roses and honeysuckle. There is an additional, single parking space off the passing lane just beyond the barn. At one end of the former stable block is an integral, single garage that opens onto the yard. Close to the barn and just off the edge of the concrete yard is a gravelled outside dining area. Beyond it opens out into the garden, which amounts to about a third of an acre and extends out on the western and southern sides of the barn. To the south is a gently sloping lawn with fantastic views out over the surrounding countryside and out over Kimmeridge Bay. The lawn is flanked on one side by an attractive stream set within a steep-sided gully, whose sides are dotted with several mature, native trees including

willow, ash and dogwood along with several fruit trees. On the western side of the barn is a sheltered lawn bound on three sides by tall, stone walling and easily maintained, raised borders.

Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. LPG. LPG-fired central heating via twin boilers & air-source heat pump. Wood-burning stoves in sitting room & barn.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Currently business-rated for Council Tax.

Directions (Postcode BH20 5PE)

[what3words///cubes.flying.villager](https://www.what3words.com/cubes.flying.villager)

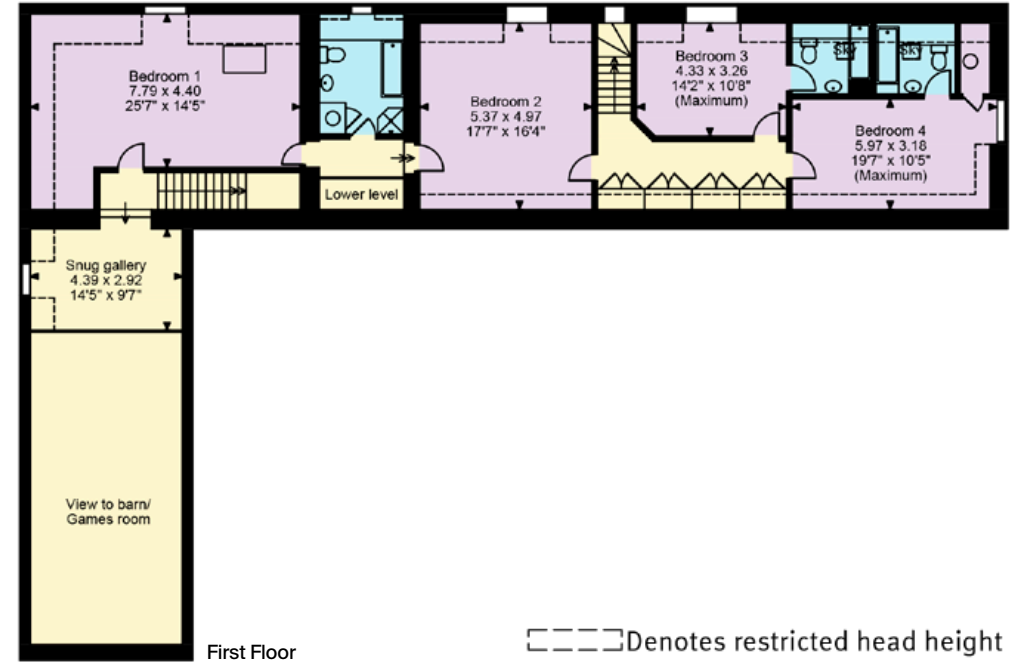
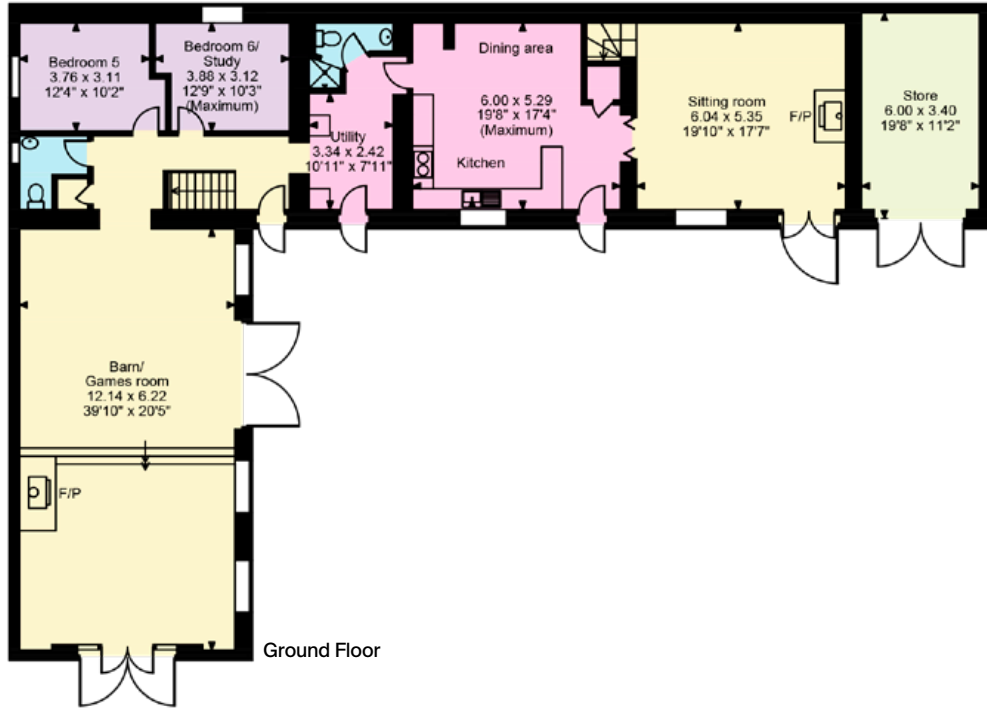
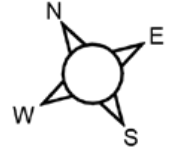
At the large roundabout to the west of Wareham, where the A351 crosses the A352, take the A351 exit towards Corfe Castle. After a mile turn right onto West Lane, signed to Steeple. After a quarter of a mile continue on to Grange Road and then up Grange Hill, travelling a total of about 3 miles. At the top of the hill bear sharp left and continue down the other side travelling for about a mile and then turn right, signed to Kimmeridge. As you enter the village there is sharp, left-hand bend by the church on the right. Turn right off the bend continuing straight on up an unmade road. The driveway entrance to the property will be found at the end on the left after 40 yards.

Approximate Gross Internal Floor Area

Main House: 343 sq m / 3,690 sq ft

Store: 20 sq m / 215 sq ft

Total: 363 sq m / 3,905 sq ft



--- Denotes restricted head height

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

First Floor, 5 Hound Street

Sherborne

DT9 3AB

knightfrank.co.uk

I would be delighted to tell you more

Simon Barker

01935 810064

simon.barker@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.