

Street Farm, Marnhull, Dorset





A fascinating, period farmhouse with outbuildings and coach house set in a village in mature, private grounds.

Summary of accommodation

Hall | Drawing room | Study | Kitchen/Dining room | Laundry room | Play/TV room | Cloakroom | Rear porch

Principal bedroom with walk-through dressing room & en suite bath and shower room | Three further double bedrooms | Family bathroom | Family Shower room | Separate WC | Further double bedroom with en suite bathroom | Office

Suite of attic rooms comprising: Two double bedrooms | Sitting room | Shower room

Parking | Double garage (former coach/gig house) with storeroom above | Two attached stables with hayloft above | Wood store | Walled knot garden | Garden | Privy | Enclosed vegetable garden | Orchard chicken run | Greenhouse | Outbuildings | Heated swimming pool | Two paddocks

In all about 2.7 acres (1.1 hectares)

Distances

Sturminster Newton 4 miles, Gillingham 6.5 miles (Waterloo 2 hours), Shaftesbury 6.7 miles, A303 8.3 miles, Castle Cary station 16.5 miles (Paddington 90 minutes), Bournemouth Airport 32 miles (Distances and times approximate)

(All distances and times are approximate)



Knight Frank Sherborne
First Floor, 5 Hound Street
Sherborne
DT9 3AB
knightfrank.co.uk

Simon Barker
01935 810064
simon.barker@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7590 1717
hamish.humfrey@knightfrank.com

Location

Street Farm is situated in the centre of the attractive village of Marnhull and backs onto the open countryside surrounding the village. Marnhull was created from a collection of conjoined hamlets and is an active community with excellent amenities including three churches, village hall, two primary schools, combined GP surgery and pharmacy, garage, two pubs and several local shops (see www.marnhullmessenger.org.uk).

More extensive shopping, business and recreational facilities are available nearby in Sturminster Newton, Gillingham and Shaftesbury, all of which have their own distinct character.

There are direct rail services from Gillingham to Waterloo (2 hours) and from Castle Cary to Paddington (90 minutes), with Bristol, Bournemouth and Exeter airports all within a reasonable driving distance.

Dorset and in particular the local area around Marnhull is renowned for its wide choice of excellent schools from both the state and independent sectors. Gillingham School for secondary education is highly regarded and there are many independent schools nearby. Those within a 10 mile radius include Port Regis, Clayesmore, Hanford, the Sherborne schools, Knighton House and Bryanston.

Street Farm

Built in 1680, Street Farm is an attractive stone-built house that reflects its gradual and fascinating evolution over time. It was extended 50 years later during the very early Georgian period to provide both more living accommodation and additional attached space for domestic and farm use, creating the handsome, L-shaped house that it is today. It is built of pale, honey-coloured stone festooned with a fantastic mature wisteria, a distinctive, curved weather hood above original front door and a clay tiled roof with gabled dormer windows.

The house is Grade II listed and brimming with character, having retained many original architectural fittings. These include window seats, ceiling beams, 18th century fielded panelling, elm and oak floorboards, several attractive fireplaces and even a plague window.



It has been the much-loved family home of the current owners for the past seven years and during that time it has undergone a programme of sympathetic improvement and refurbishment.

This has included restyling the once separate kitchen and dining rooms into one single space that now has ample room for integral seating and dining areas.



The room also has French windows that open to the very private formal garden and adjacent walled terrace, making it ideal for entertaining. The kitchen has a timber floor and is fitted with bespoke painted timber units, Corian work surfaces, a two oven AGA and a range of electric appliances including a large, built-in fridge/freezer.

The house has three more reception rooms on the ground floor: a large, panelled drawing room overlooking the knot garden with two fireplaces, window seat and parquet floor, a good-sized study with built-in bookshelves and a play/TV room close to the kitchen. Upstairs there are five double bedrooms on the first floor plus two further double bedrooms and sitting room in the roof space.

Outbuildings & garden

Street Farm is approached off the village lane via a gravel driveway leading onto a parking area behind the house and former coach and gig house that now garages two cars. Above and accessed via an external staircase is a storeroom. In front of the house and separating it from the lane is a pretty, walled knot garden containing four beds surrounded by clipped box with a sun dial at their centre.



The formal garden extends out on the house's eastern side and comprises two level, enclosed lawns bounded by tall yew hedging and walling. The lawns are fringed by deep, richly planted borders along with silver maple and fruit trees, with an open-fronted, walled courtyard garden containing a well and central fountain extending along partway along the front of the house.

Behind the house are the log store, covered work area and two attached stables with a hayloft above. Further back are the orchard chicken run and the heated swimming pool with attendant outbuildings providing shelter from the wind and a lovely entertainment space. The garden and outbuildings back onto a further lawn and two paddocks bound with post and rail fencing. In all about 2.7 acres (1.1 hectares).

Agent's Note: Given the overall scale of the accommodation there is still scope to make further improvements to develop the property's Airbnb potential and its equine facilities.

Services

Mains water, electricity, gas & drainage. Gas-fired central heating & two oven AGA. Ultrafast fibre optic broadband (FTTP). Swimming pool heated by air-source heat pump & solar panel cover.

Directions (Postcode DT10 IPP)

what3words///tested.spine.negotiators

From the B3092 running between Gillingham and Sturminster Newton, which skirts the south-eastern edge of the village, turn north by St. Gregory's Church onto Church Hill. Drop down the hill for about a quarter of a mile and continue onto Burton Street. Street Farm will be found on the right, set back from the village lane just after a terrace of pretty, stone cottages. The entrance to the driveway is marked and will be found to the left of the front garden wall.

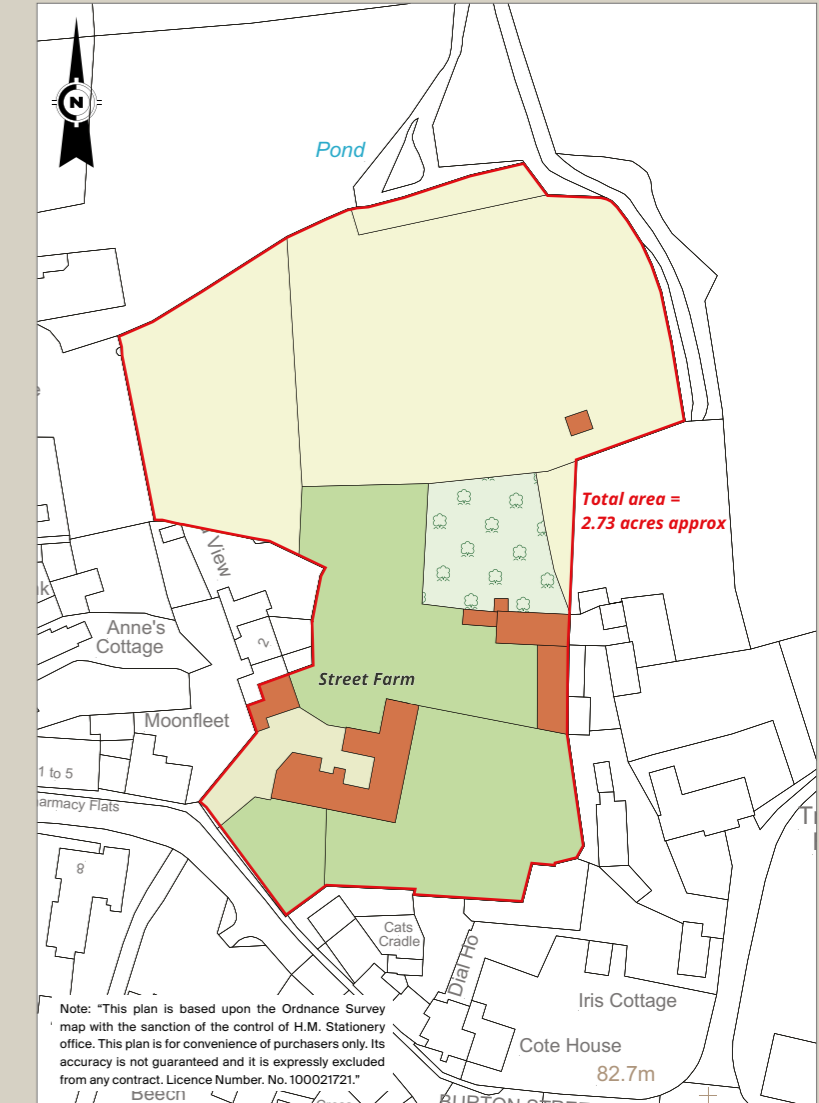


Property information

Tenure: Freehold

Local Authority: Dorset Council (www.dorsetcouncil.gov.uk)

Council Tax: Band G



Approximate Gross Internal Floor Area

Main House = 522 sq m (5,619 sq ft)

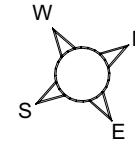
Garage = 87 sq m (936 sq ft)

Outbuildings = 213 sq m (2,293 sq ft)

Stables & Hay loft = 42 sq m (452 sq ft)

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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.

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

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