



## NARN FARM BUNGALOW

DORCHESTER, DT2 7BJ

£925,000  
FREEHOLD

Equestrian property with Stables, offering 8.83 acres, STUNNING RURAL VIEWS, and planning permission for an additional BARN. Income potential with an attractive. NO ONWARD CHAIN. Scope for further expansion\*.



# NARN FARM BUNGALOW

- 8.83 Acres of Land • \*\*Planning permission granted for a Barn\*\* • Three stables and Tack room • Equestrian Facility • Panoramic Views • Income potential • Ample parking with garage • \*Scope for extension\* • No Onward Chain • Countryside Lane



## Description

After parking comfortably in the ample driveway and approaching from the porch, a door leads into a hall, with the principal living areas on one side and the bedrooms on the other. The kitchen/dining room, truly the heart of this home offering a range of wall-mounted and floor-standing units, an island, work surfaces, an integrated fridge, oven, and oil-fired Rayburn. The room also boasts fine views over the land and sliding patio doors that open to a large south-facing terrace. The sitting room, a large triple-aspect room with a wood-burning stove, also has patio doors leading to the terrace. Adjacent to the kitchen is a utility room with a back door to the outside. All three bedrooms are doubles with fitted wardrobes. There is a fully tiled family bathroom and a separate cloakroom.

## Outside

The property is approached via a track from the B3143 onto a drive with ample parking and turning space for several vehicles. Adjacent to the bungalow is a double garage with power, light, and an electric roller door. There is a wooden stable block comprising three large stables and a tack room with power, light, and water to the middle stable. The garden surrounds the bungalow on three sides (east, south, and west) and features a large terrace to the south, spanning the width of the rear elevation with doors from the kitchen and sitting room. This terrace offers a superb place to enjoy the fantastic views over the rolling countryside. A gate from the garden to the east of the bungalow opens into a small paddock of 0.28 acres, which adjoins a larger field of 8.21 acres of gently sloping pasture with mature hedge boundaries, two water troughs, and road access.

## Situation

Henley is approximately half a mile from the village of Buckland Newton, within a National Landscape (formerly an Area of Outstanding Natural Beauty) on the edge of the Blackmore Vale. Buckland Newton features a revitalized village store, the renowned Gaggles of Geese public house, a village hall, a popular primary school, and a parish church. Nearby towns include Dorchester (about 11 miles), Sherborne (about 9 miles), and Sturminster Newton (about 8 miles), all offering shopping, educational, and recreational facilities. Both Dorchester and Sherborne provide mainline railway services to London Waterloo. Cerne Abbas, about 4 miles away, offers a doctor's surgery, three public houses, and a good village shop. The area also boasts several golf courses and fantastic walking and riding opportunities in the surrounding rolling countryside. The region is known for its excellent schools in both the state and private sectors.

### Planning Permission\*\*

Planning permission has been approved to replace the existing stable block with a much larger barn (21m x 8m) for storage and a farm workshop. Dorset Planning reference WD/D/20/002713.

### Disclosures

\*Subject to planning permission

The property is connected to mains water and electricity, with private drainage. It has an oil-fired central heating system.



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## ADDITIONAL INFORMATION

**Local Authority** – Dorset

**Council Tax** – Band E

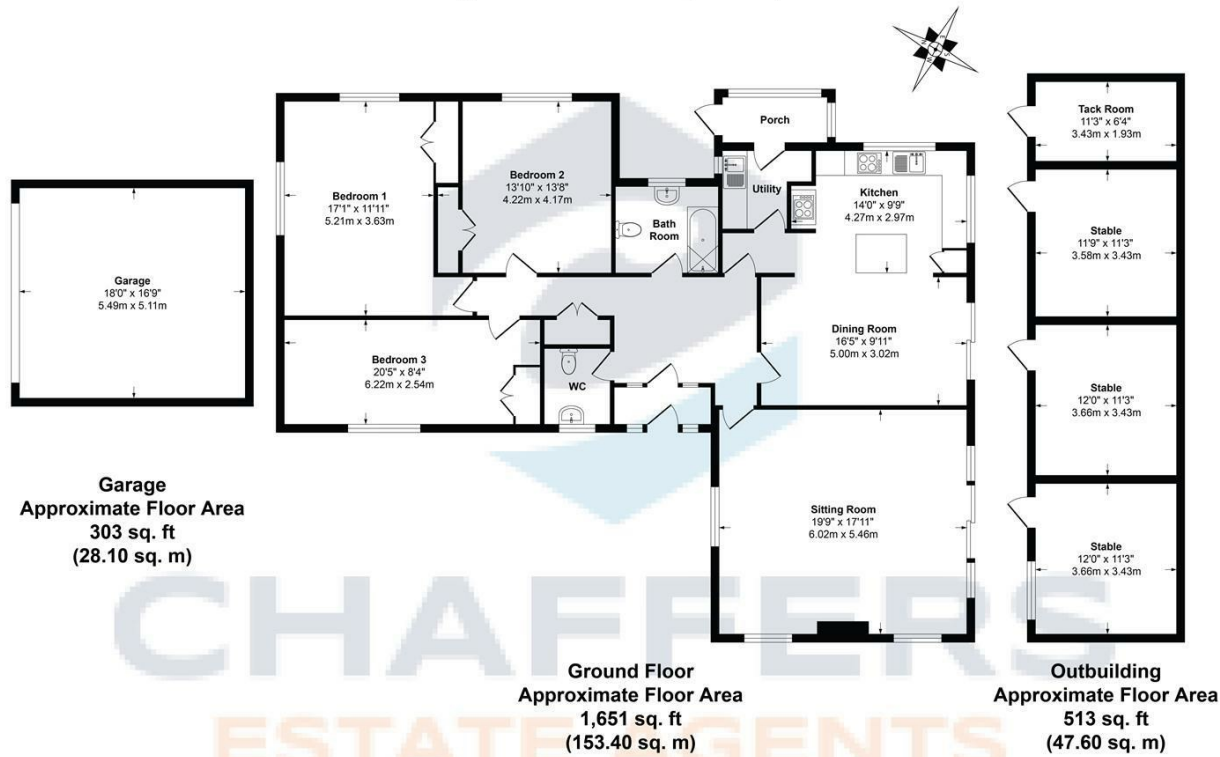
**Viewings** – By Appointment Only

**Floor Area** – 2467.00 sq ft

**Tenure** – Freehold



Henley, Buckland Newton, Dorset, DT2



Approximate Gross Internal Floor Area 2,467 sq. ft / 229.10 sq. m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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