



- Spacious Detached Bungalow with Three Bedrooms, Two Bathrooms and Three Reception Rooms
 - Superb Stable Block with Two Boxes, Workshop and Stores
 - Steel Framed Barn c. 75' x 40'
 - Glorious Gardens
 - Good Quality Level Pasture Paddocks
 - Approx. 10 Acres In All
- Enchanting Location with a High Degree of Privacy and Seclusion

REF: EO8090

GENERAL AND SITUATION

Approximate Distances:

Sherborne 8 miles • Yeovil 12 miles • Dorchester 12 miles • Weymouth 20 miles

A spacious detached three bedroom bungalow set in approx. ten acres with a superb barn and stable yard, beautiful gardens and quality level paddocks in an enchanting rural location offering a high degree of privacy and seclusion.

The bungalow is believed to have been built in around 1975 originally as a farmworkers dwelling, and it was subsequently extended in more recent years. It is surrounded by glorious gardens that are maintained to an extremely high standard by the present owner and the excellent stables, barn and paddocks are ideal for smallholding or private equestrian use. The present owners have kept breeding alpacas, sheep, horses and have taken crops of hay.

There is direct access on to a public bridleway off the drive providing many miles of walking and hacking through the wonderful surrounding countryside.

Hermitage is a small village in the heart of sublime Dorset countryside with convenient access to the county town of Dorchester to the south and the famous abbey town of Sherborne to the north. Both provide excellent ranges of shops, restaurants and mainline railway stations to Waterloo. There is a village shop and Post Office in the nearby village of Leigh and the area is renowned for its many excellent schools in both the state and private sectors.

THE RESIDENCE

A bright and airy detached bungalow with a practical layout and views from all rooms over the charming gardens. There is oil fired central heating, PV solar panels and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** through the front door leads into a **Reception Hall** which has built-in storage.

A door to the left opens into the Sitting Room which has a fireplace with log burner and access through to the **Conservatory** which has double doors opening out to the garden.

The **Kitchen** is fitted with an extensive range of built-in units with worksurfaces incorporating an Everhot electric range cooker, sink with drainer and mixer tap and plenty of storage. Double doors open through to the **Dining Room**, which then leads back through to the conservatory.

A further door from the kitchen opens into a **Utility Room** with built-in storage, sink, plumbing for washing machine and an adjoining rear **Boot Room** with an external door to the garden.

There are **Three Good Sized Bedrooms**, the largest of which has an **En Suite Bathroom** with a bath, WC and wash hand basin.

There is a separate **Family Bathroom** also fitted with a bath, WC, shower and wash hand basin.



OUTSIDE, OUTBUILDINGS & LAND

The property occupies an extremely private and secluded location set towards the end of a long tarmac drive which is shared with just one neighbour beyond. A double gated entrance leads on to a sweeping "in and out" driveway with ample parking areas and a detached **Single Garage**.

The gardens that surround the bungalow are a particular feature of the property, providing wide areas of lawn bordered by mature hedging with a variety of mature trees, a small orchard and beds stocked with numerous ornamental shrubs and flowers.

Next to the bungalow is a **Vegetable Garden** with four raised beds, fruit cage and a **Polytunnel** c. 20' x 10' (about 6.1m x 3m).

To the rear of the bungalow is the extremely impressive stable yard built of block and brick under a tiled roof with a concrete base and yard, light and power connected providing **Two Stables, Stores and Workshop**.

The Land adjoins the garden in level pasture fenced into a number of paddocks. Within the home paddock there is an animal shelter and storage shed. At the top end of the paddocks with a separate access off the driveway is an enclosed hardcore yard / handling area and the superb **Multipurpose Barn** c.75' x 40' (about 22.9m x 12.2m) steel portal frame with block and box profile walls, box profile roof and earth floor.

The paddocks are bordered by mature hedges and stock fencing.

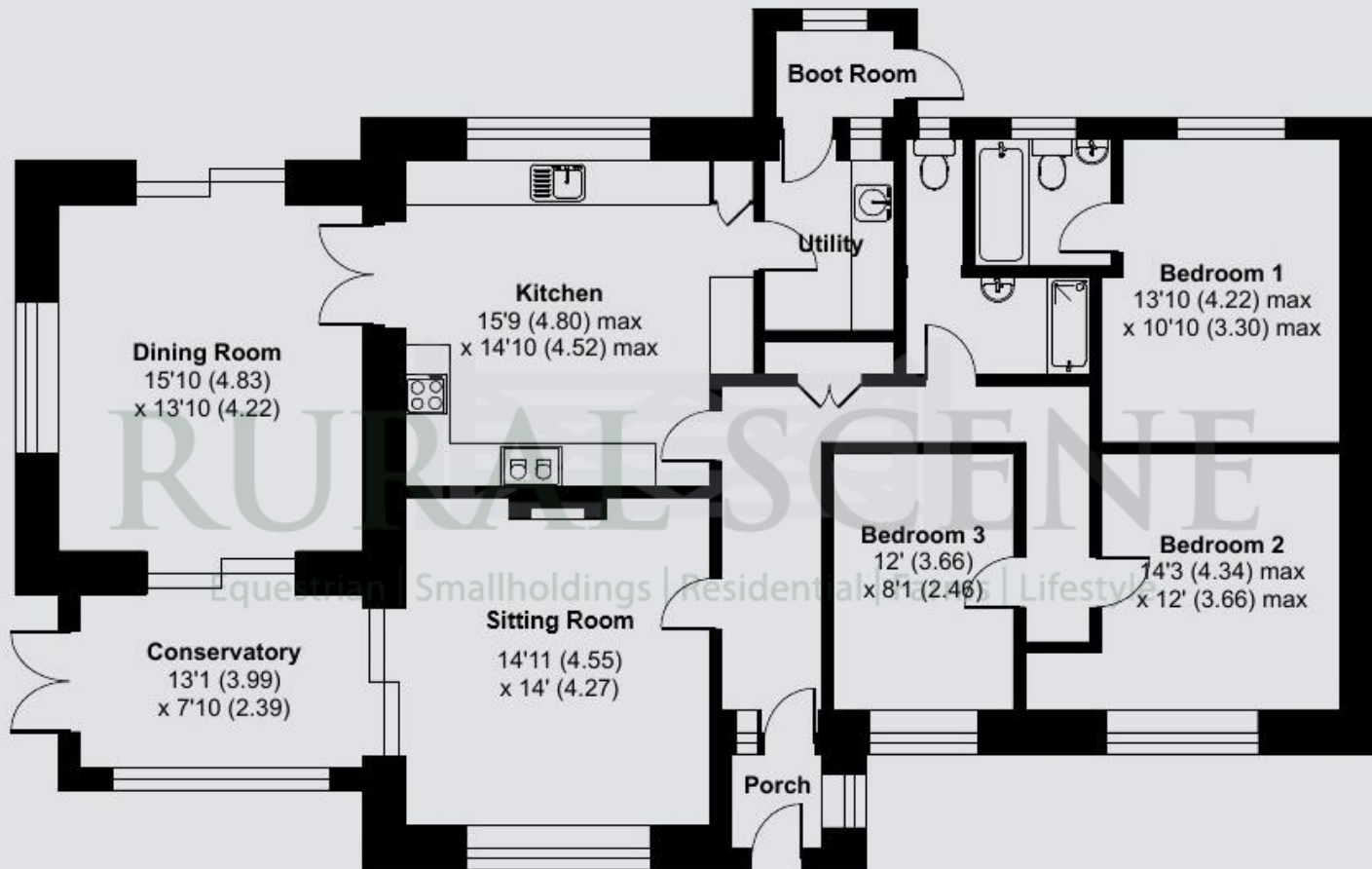
**IN ALL APPROX. 10 ACRES
(About 4 Hectares)**

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DORSET COUNCIL
Tel: 01305 221000

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, PV SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From Hermitage turn into Gunville Lane continue for about 500 yards into Williford Lane which is marked with a private road sign. Follow Williford Lane and the property will be seen on the left hand side.

what3words ///vitals.shepherds.haggle



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Williford Farm** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.





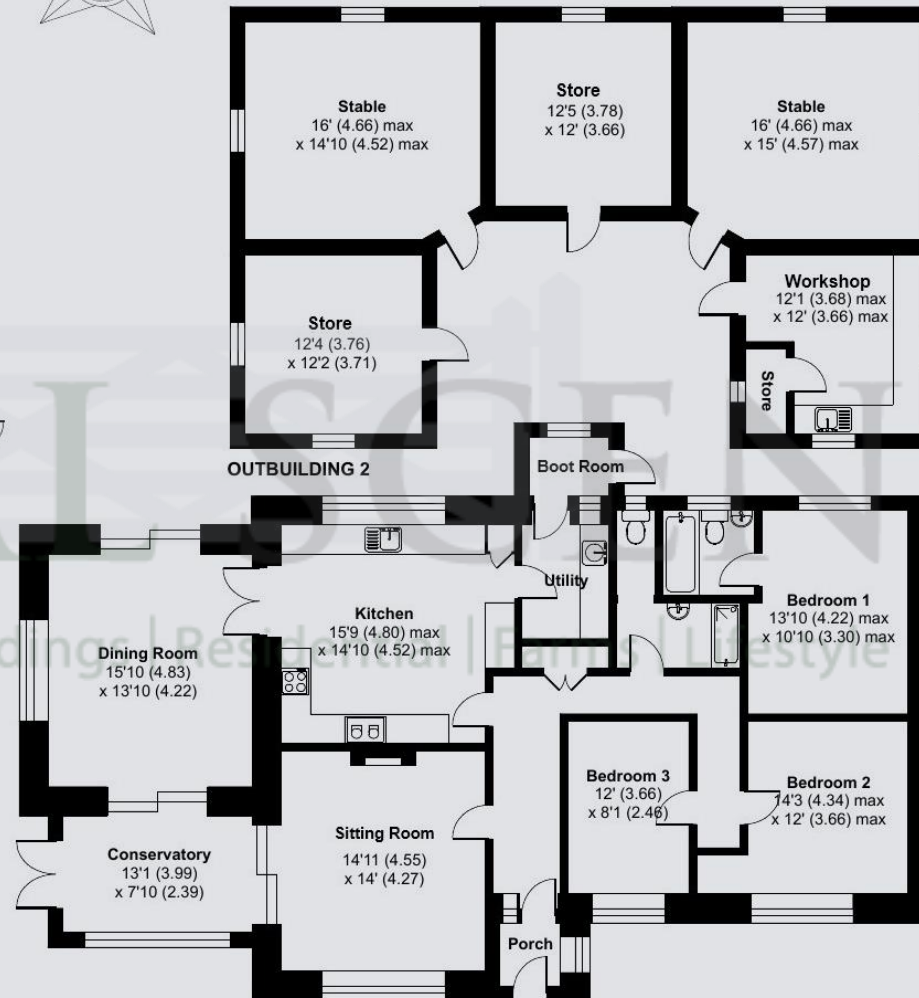
Barn
75' (22.86)
x 40'9" (12.42)

OUTBUILDING 1



Approximate Area = 1655 sq ft / 153.8 sq m
Outbuilding(s) = 4009 sq ft / 372.4 sq m
Total = 5664 sq ft / 526.2 sq m

For identification only - Not to scale



OUTBUILDING 2

Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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