



16 Home Farm, Iwerne Minster, Blandford Forum, Dorset

Constructed in 2004, this well-presented mews-style property forms part of the exclusive Home Farm development, built specifically for over 55's.

Offers in Region

£250,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

16 Home Farm, Iwerne Minster, Blandford Forum, Dorset, DT11 8LB

- A fantastic lateral two bedroom character style apartment
- Forming part of an exclusive development specifically for over 55's
 - 3.5 acres of manicured communal gardens
 - Covered parking in the 'Barn'
 - Estate manager on site
 - Highly regarded enclave of Iwerne Minster
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





Situated within the sought after village of Iwerne Minster, the property sits within approximately 3.5 acres of communal grounds and adjoins delightful open countryside, falling within a designated Area of Outstanding Natural Beauty.

Located on the first floor, the apartment is accessed via a shared entrance. The front door opens into an entrance porch with under stair storage cupboard and a staircase rising to the first floor. The spacious first floor landing is currently utilised as a study area but could be used as an additional reception area if required. The dual aspect sitting/dining room is a particular feature of the property with French doors leading to a balcony which enjoys delightful views over the grounds. The well-equipped kitchen is located at the rear of the property with a range of fitted units and integrated appliances including larder-style fridge/freezer, oven/grill, dishwasher and washing machine.

The master bedroom has a window to the rear and a range of fitted wardrobes and units. There is an ensuite bathroom with suite comprising bath with shower attachment, WC, vanity wash hand basin. Bedroom 2 has a range of fitted wardrobes and a window to the side elevation. The ensuite shower room comprises a double shower cubicle, WC, vanity wash hand basin and a heated towel rail. Completing the accommodation is a separate WC, accessed via the landing.

Situation

The development is located on the edge of Iwerne Minster, surrounded by open countryside and is just a short walk from the village centre and a range of amenities. Iwerne Minster remains one of North Dorset's most sought after villages, located within the Cranborne Chase National Landscape. Nearby amenities include a public house, general stores and post office, Clayesmore School, leisure centre and parish church. Child Okeford is 3.5 miles (approx.) with a further amenities including a doctors surgery, organic farm shop, Post Office and village stores, two village inns and a Primary School.

Directions

From Blandford Forum, proceed towards Shaftesbury on the A350 passing through Durweston traffic lights. Continue for approximately 4 miles and enter Iwerne Minster. Proceed through the village and take the right hand turning next to the war memorial onto Tower Hill. The turning into Home Field can be found on the left hand side after 0.2 miles (approx.).

Outside

Home Farm sits within approximately 3.5 acres of beautifully kept communal gardens. There are shingle pathways leading around the grounds and a number of seating areas. Leading to the front of the property is a delightful courtyard garden with climbing roses and inset beds well-stocked with a range of shrubs. The property benefits from an allocated carport parking space in 'The Barn'.

Services

Mains water, electricity and drainage. Electric heating.

Local Authority
 Dorset Council Tel: 01305 221000
 Council Tax Band: D

Lease Details

999 year lease (commenced 24/03/1984) therefore with 960 years remaining. The minimum age for occupancy is 55 years. There is a management fee of £5,828 per annum (for 2023) in relation to the property which includes the ground rent (Zero), all works and maintenance to the garden and grounds, external maintenance to the property, estate management team and a medical emergency alarm system and building insurance. Sinking fund in place. Lease details as provided by the seller.

Property Information

Broadband - Standard & Superfast broadband is available.

Mobile phone coverage is available inside and outside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Home Farm, Iwerne Minster, Blandford Forum, DT11 8LB

APPROX. GROSS INTERNAL FLOOR AREA 1284 SQ FT 119.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



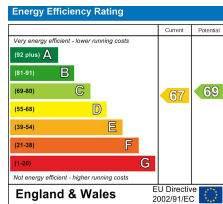
GROUND FLOOR



Denotes restricted head height

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