



Narn Farm, Henley, Dorchester, Dorset

Guide Price
£875,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A large detached bungalow with a range of stables and outbuildings occupying an elevated position at the top of The Piddle Valley with stunning views over its own land and the surrounding countryside. In all 8.83 acres.

Narn Farm, Henley, Dorchester, Dorset, DT2 7BJ

- Renovated and modernised spacious detached bungalow
- Kitchen with oil fired Rayburn and integrated appliances
- Dining room with doors to terrace and fine far-reaching views
- Triple aspect sitting room with wood burning stove and super views
 - Three double bedrooms with fitted wardrobes
 - Fully tiled family bathroom
- Three stables and tack room. Planning permission for barn/workshop
- Double garage with electric door. Ample additional off-road parking
- South-facing terrace with wonderful views. Large garden
- Gently sloping fields. In all 8.83 acres. No onward chain

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Narn Farm Bungalow is a detached bungalow believed to have been built in the early 1970s. The current owners have carried out a significant programme of renovation to include a new tiled roof, felt and batons, most windows, kitchen including floor, bathroom, carpeting and decorating throughout. The accommodation is spacious with all rooms being good sized. From the porch a door opens into the hall with the principal living accommodation to one end and the bedrooms to the other. The kitchen/dining room is an excellent family space being over 19' square with a range of wall mounted and floor standing units, island, worksurfaces, integrated fridge/freezer, oven and oil fired Rayburn along with fine views out over the land and sliding patio doors opening out to the large south facing terrace. The sitting room is a big dual aspect room with a wood burning stove and also having patio doors out to the terrace. Off the kitchen is a utility room with back door to outside.

The bedrooms are all doubles with fitted wardrobes and there is a family bathroom and separate cloakroom.



Situation

Henley is about 1/2 mile from the nearby village of Buckland Newton, within a National Landscape (formerly AONB) and to the edge of the Blackmore Vale. Buckland Newton has a thriving and revitalised village store, the renowned Gaggle of Geese public house, a village hall, a popular primary school and a parish Church. Dorchester about 11 miles, Sherborne about 9 miles and Sturminster Newton about 8 miles all offer shopping, educational and recreational facilities. Both Dorchester and Sherborne have a mainline railway service to London Waterloo. Cerne Abbas is about 4 miles offering a doctor's surgery, 3 public houses and a good village shop. There is a variety of sporting facilities and leisure pursuits in the area including several golf courses and the surrounding rolling countryside offers fantastic walking and riding. The area is well known for many excellent schools in both the state and private sectors.

Directions

From Sturminster Newton head towards Sherborne on the

A3030 turning left towards Kings Stag and Pulham. Pass through both villages and turn left towards Buckland Newton on the B3143, passing the village shop and continuing out of the village. Continue south and after about half a mile the track to Narn Farm will be found on the right immediately after a white house with the bungalow visible in an elevated position from the road.

Outside

The property is approached via a track from the B3143 on to a drive where there is ample parking and turning space for several vehicles. Adjacent to the bungalow is a double garage with power, light and electric roller door. There is a wooden stable block comprising three large stables and a tack room with power and light plus water to the middle stable. The garden is on three sides of the bungalow, east, south and west and is laid to lawn with a large terrace to the south spanning the width of the rear elevation and with doors from the kitchen and sitting room. This is a superb place to sit and enjoy the fantastic views over the rolling

countryside. From the garden to the east of the bungalow a gate opens into a small paddock of 0.28 acres which then adjoins the larger field of 8.21 acres of gently sloping pasture lying to the south with mature hedge boundaries, two water troughs and road access.

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

Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: E

Property Information

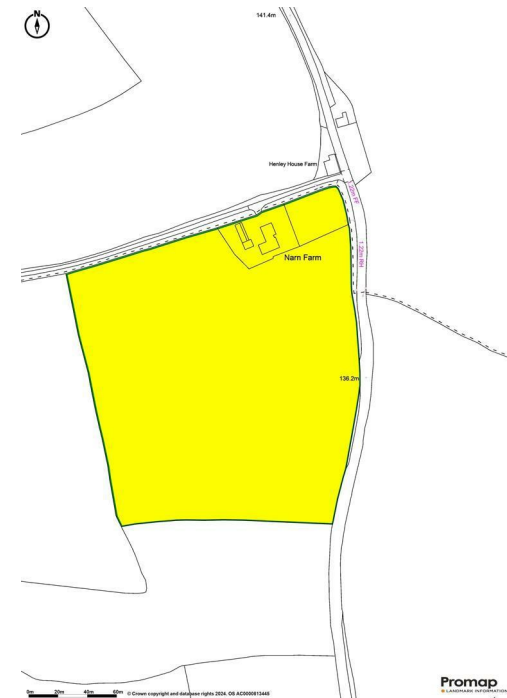
A certificate of Lawful Use was granted by Dorset Council on





14th November 2022 to continue use as an unrestricted dwelling house. This means the occupier does not need to satisfy an Agricultural Occupancy Condition (AOC) in order to occupy the dwelling. It was believed that the dwelling was subject to an AOC but the local planning authority has no evidence itself, nor from any others, that there is an AOC

Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is available indoors and outdoors dependent on provider.
(Information from Ofcom <https://www.ofcom.org.uk>)



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Approximate Area = 1651 sq ft / 1153.3 sq m

Garage = 303 sq ft / 28.1 sq m

Outbuilding = 513 sq ft / 47.6 sq m

Total = 2467 sq ft / 229.1 sq m

For identification only - Not to scale



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	

GWR February 2024 revised March & August 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Symonds & Sampson. REF: 1081498



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