



, Lydlinch, Sturminster Newton, DT10

Bedrooms: 5 Bathrooms: 2

EPC: D Council Tax Band: E

Deposit £3,173 Holding Deposit £634

£2,750 Per Month / £634 Per Week

**Symonds  
& Sampson**  
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## Lydlinch, DT10 2JA

- Large farmhouse kitchen
- Open fires & woodburner
- Two reception rooms
  - Cellar
- 5 double bedrooms
  - Two bathrooms
- Air source heating
- Barn/outbuilding
- Ample parking
- Long term let preferred

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







### The Property

Beautifully restored five bedroom farmhouse with far reaching views over the Blackmore Vale.

Manor Farm is available to let after two years of careful restoration and modernisation. The character features include flagstone floors and an open fireplace with woodburner. The kitchen and bathrooms have all been fitted with stylish high-quality fixtures and fittings.

The accommodation comprises large farmhouse kitchen with Range cooker, utility, dining room, two further reception rooms, cellar, five double bedrooms and two bathrooms.

To the rear of the property is a large storage barn and enclosed garden mainly laid to lawn with a patio area. The rear aspect takes advantage of the far-reaching views over the Blackmore Vale.

The rent is exclusive of all utility bills including council tax, mains water, private drainage via a septic tank and mains electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.



### Situation

The property is situated at the bottom a lane in the small rural village of Lydlinch only a few miles from the historic market town of Sturminster Newton.

Sturminster Newton is a market town served by a selection of shops, schools and churches of most denominations. It is known for its associations with Thomas Hardy and for the River Stour. The neighbouring towns of Shaftesbury and Blandford Forum offer various facilities. Main line trains are available at Gillingham 9 miles.

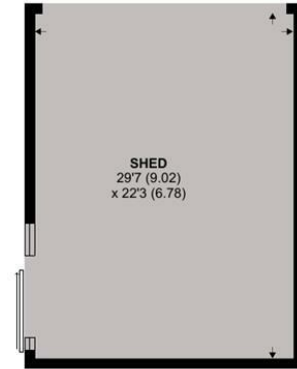
### Directions

From Sturminster Newton, take the A357 turning right after the bridge over the river Stour. When arriving at Lydlinch, take the turning left signposted to the church and Manor Farm will be straight in front of you after driving through the village.

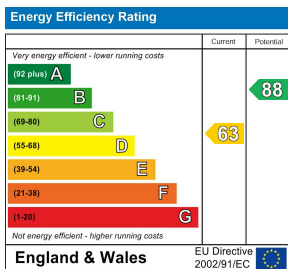
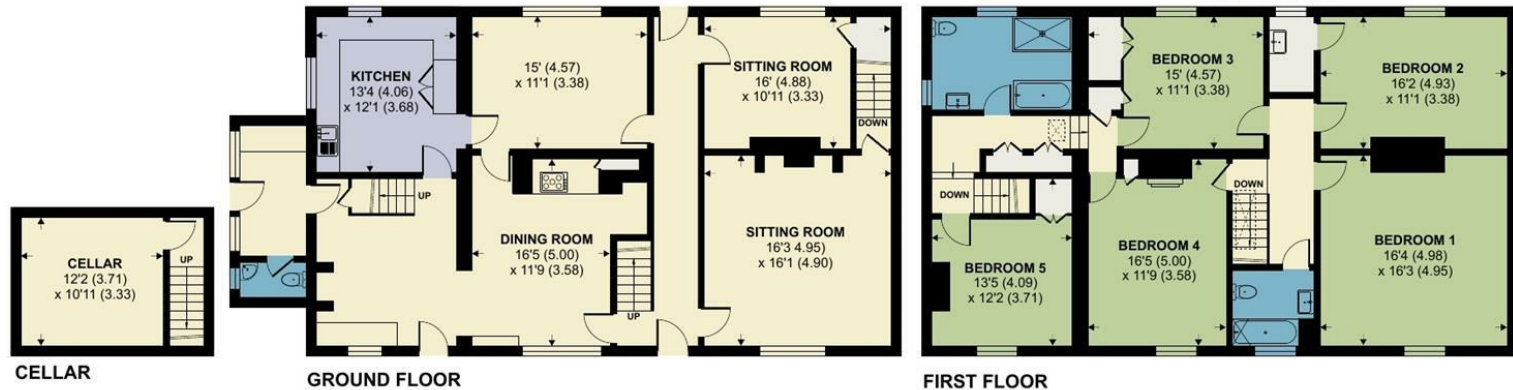
# Lydlinch, Sturminster Newton

Approximate Area = 3037 sq ft / 282.1 sq m  
 Outbuilding = 654 sq ft / 60.7 sq m  
 Total = 342.8 sq ft / 342.8 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1115763



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