



**Trigon House, West Lane, Melbury Abbas, Shaftesbury,
Dorset**

Guide Price
£1,275,000
Freehold



A converted stone barn with over 3500 sq.ft. of flexible internal accommodation and stunning views with gardens and land totalling about 5.32 acres.

Trigon House, West Lane, Melbury Abbas, Shaftesbury, Dorset, SP7 0EG

- Detached stone house of over 3700 sq ft
- Flexible and adaptable family accommodation
 - Modernised and well presented throughout
- Stunning views over countryside and to Shaftesbury
 - Master bedroom and ensuite bathroom
- Separate guest bedroom with ensuite shower
 - 3 further bedrooms, family bathroom
 - Lovely gardens and in-out drive
 - Garage, gym and stables
- Fields and woodland. In all 5.32 acres

Viewing strictly by appointment
Symonds & Sampson
01258 473766





Trigon House was developed in the late 1980s from an impressive stone barn that it is believed used to house the farm's hay wagons and the reason for the arches in the front elevation. It is built of stone elevations under pitched tiled roofs and provides spacious internal accommodation over three floors.

From the front there is an entrance to a large central hall, to one side there is a study with a wood burning stove and to the other side a double guest bedroom with en-suite bathroom and to the rear a cloakroom and laundry. The ground floor could easily be used as accommodation for a dependant relative with the current study being a large 20' x 18' sitting room.

A staircase leads to the first floor where there is a dual aspect drawing room with feature stone fireplace, sitting room and a kitchen with Aga opening into a large dining room giving a great open plan family or entertaining space. A door from the kitchen opens to a south west facing terrace ideal for al fresco dining. All rooms have good ceiling heights and large windows making the most of the wonderful far-reaching views. On the second floor the master bedroom has a dressing room and ensuite bathroom and there are three further double bedrooms and a family bathroom.

The gardens are to the rear and side (south and west) of the house and are neatly landscaped, private and full of flowers and shrubs giving plenty of colour.

A 5 bar gate leads to the stables, woodland and paddocks.



Situation

Melbury Abbas is a village nestling at the foot of Spreading Hill between Blandford and Shaftesbury. Mentioned in the 'Domesday Book' as 'Meleberie', the shape of the village has changed little over the centuries with its roots in farming. St. Thomas's Church with its tower is roughly in the centre of the community. The area is within the Cranborne Chase and West Wiltshire Downs National Landscape and has many scenic walks and lovely riding.

The area is well-known for its abundance of excellent state and private schools and from the A350 there is superb access to the north (Warminster, Bath), Salisbury via the A30 and A303 to London and the west. Shaftesbury (about 2 miles) has a lovely high street and range of independent shops, boutiques, restaurants as well as supermarkets. Gillingham (7 miles) has a mainline station (London Waterloo about 2 hours).

Directions

From Shaftesbury head south on the A350 towards Blandford passing through Cann. Continue up the hill and turn left onto West Lane towards Melbury Abbas and the Village Hall. Continue along West Lane where the entrance to Trigon will be found on the left.

Outside

The property is approached from the lane via a wooden 5-bar gate to an in-out drive lined with trees, mature hedging and flower and herbaceous borders, to a large parking area and double garage. The detached stone garage block comprises a garage of 19'8 x 19'8 with power, light and electric up and over door while a personnel door opens to a gym. In 2021 the owners installed solar panels and battery storage. There is a large south-facing terrace to the rear of the house accessed from the kitchen, which is a real sun trap and from there leading to a sloping landscaped garden, mainly laid to lawn with mature trees, flowerbeds and shrub borders. The garden continues to the side of the house and drive and a 5 bar gate leads to the stable block with two loose boxes, garden store and further garage. The gate also gives access to the land which is a mixture of woodland and two paddocks, which also have an access from West Lane, totalling 5.32 acres.

Services

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

Local Authority

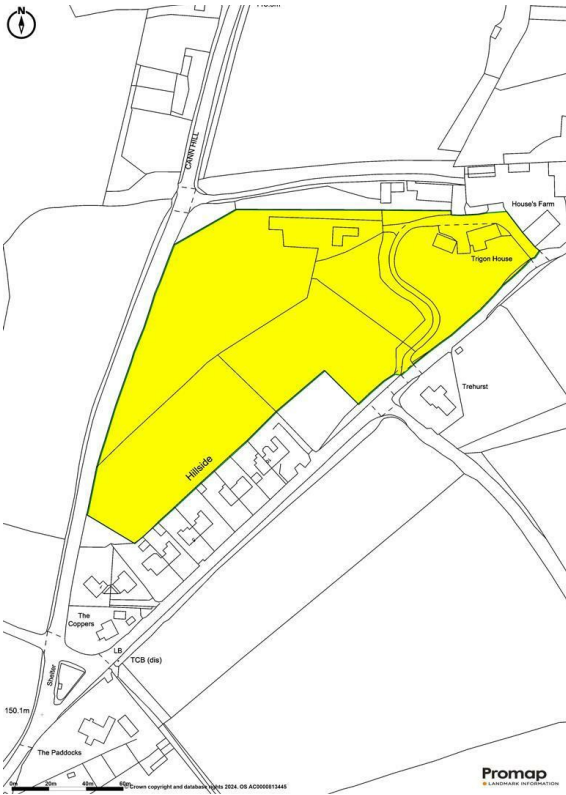
Dorset Council Tel: 01305 221000
Council Tax Band: G

Property Information

Standard and ultrafast broadband is available. Deed agreement with Wessex Internet for fibre
Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Vodafone)
(Information from Ofcom <https://www.ofcom.org.uk>)







West Lane, Melbury Abbas, Shaftesbury

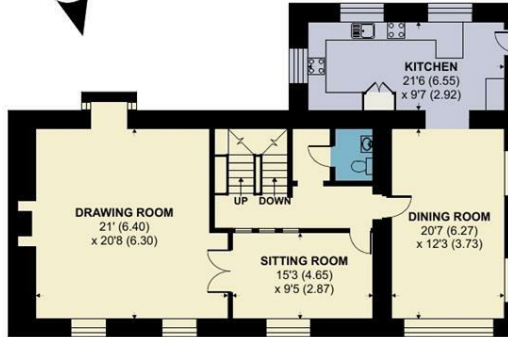
Approximate Area = 3713 sq ft / 344.9 sq m

Garages = 1031 sq ft / 95.7 sq m

Outbuilding = 574 sq ft / 53.3 sq m

Total = 5318 sq ft / 494 sq m

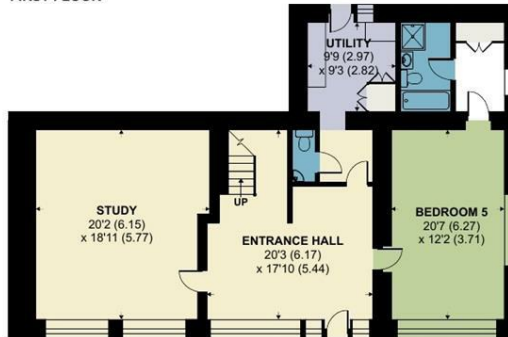
For identification only - Not to scale



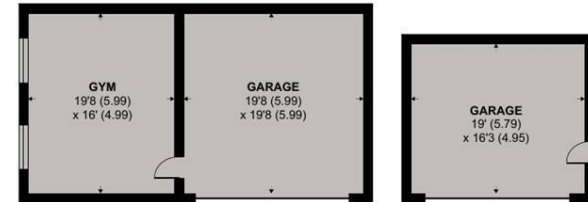
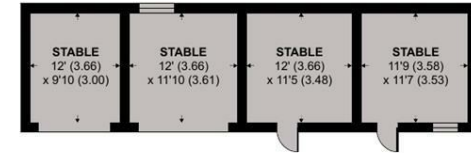
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	68
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1133534



GWB June 2024



01258 473766
Agriculture House Market Place
Sturminster Newton
Dorset
DT10 1AR
sturminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

