

Symonds
& Sampson



Hill Farm

Stour Row, Shaftesbury, Dorset

Hill Farm

Stour Row
Shaftesbury
Dorset SP7 0QW

A stone farmhouse of over 2500 sq ft on the edge of the village with fantastic far-reaching views and adjoining field. In all 4.02 acres.



- South-facing Marnhull stone farmhouse
- Fantastic far-reaching views over the Blackmore Vale
- Sought after village just 3 miles from Shaftesbury
 - Garden and orchard of 0.83 acres
- Gently sloping adjoining field of 3.19 acres. In all just over 4 acres
- Direct access to Duncliffe Wood for walking and riding
 - Stone fireplaces, beams, flagstone floors
 - No onward chain

Guide Price £1,150,000

Freehold

Sturminster Sales
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THE DWELLING

Hill Farm is a stone farmhouse believed to have been built in the late 18th century of local Marnhull stone under a pitched slate roof. Internally the house offers over 2500 sq ft of family accommodation and retains character features such as attractive stone fireplaces, Blue Lias flagstones and some exposed beams. The principal reception rooms and kitchen face south and have fantastic far-reaching views over the surrounding countryside, with the kitchen having an oil fired Aga.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, sitting room, dining room, kitchen/breakfast room, snug, office, utility/boot room, cloakroom.

First floor - master bedroom with ensuite bathroom. Bedroom two has ensuite shower room. Three further double bedrooms and family bathroom.

OUTSIDE

The property is approached from Dover Street via a wooden 5-bar gate on to a private drive where there is parking for a number of cars and a detached stone open garage. There is a south facing front garden and back garden with a terrace accessed from the house. The main garden lies to the east of the house and is laid to lawn with some mature trees and hedges. Beyond the garden is an orchard. A gate from the top of the drive gives access to the field and there is also a separate access from Dover Street via a private track over which Hill Farm has a right of way. The field is well draining permanent pasture and has direct access to Duncliffe woods and wonderful views over the top of the house to the countryside beyond. An old tennis court could be re-surfaced or provide hard-standing for stables or a field shelter.





SITUATION

Stour Row is a desirable village situated 3 miles south of the Saxon hilltop Town of Shaftesbury. Shaftesbury, made famous by its cobbled street Gold Hill is a popular town offering a good range of high street and boutique shops, supermarkets, secondary schooling and recreational facilities. Further east is the cathedral city of Salisbury offering the usual facilities and opportunities of a regional centre. The property has the benefit of a rural position combined with good access to the A30 and a mainline station at Gillingham (6 miles). There is an excellent network of footpaths and bridleways to the surrounding countryside and Duncliffe Hill which provides breathtaking views over the Blackmore Vale. There are excellent junior, secondary and independent schools in the area.

DIRECTIONS

What 3 words ///////////////ounce.intervene.pylons

SERVICES

Mains water and electricity are connected to the property. Private drainage. LPG gas fired central heating system. The property has the benefit of fully owned solar panels giving an annual income of approx £3,500 in addition to saving on electricity use.

MATERIAL INFORMATION

Standard & superfast broadband is available. Mobile phone network coverage is limited inside and likely outside - (coverage is best provided by EE & Three

Network)

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

Council Tax Band: G

Rights of Way - vehicular ROW from Dover Street over a track to the field.



Hill Farm, Stour Row, Shaftesbury

Approximate Area = 2555 sq ft / 237.3 sq m (excludes carport)

Outbuilding = 60 sq ft / 5.5 sq m

Total = 2615 sq ft / 242.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	
Current	Potential
 82 62	
England & Wales EPC Domestic - single dwelling only 2020/19/1/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Symonds & Sampson. REF: 1192820



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