

Symonds
& Sampson



Kingston Acres Farm

Kingston, Sturminster Newton, Dorset

Kingston Acres Farm

Kingston
Sturminster Newton
Dorset DT10 2AR

A secluded edge of village house with barns and stabling complementing its holding of 8.21 acres.



- Wonderful southerly views over the land and across the Blackmore Vale
- House with extension possibilities, subject to consents
 - 3 stables with access to fields
 - Potential Class Q for large barn
 - Edge of village location
 - In all 8.21 acres (3.32 hectares)

Guide Price £800,000
Freehold

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THE DWELLING

The house was built some 32 years ago specifically for the owners and now has scope for updating and extension, subject to the usual consents. In an elevated spot at the end of the long driveway, there are fine southerly views across the Blackmore Vale towards Bulbarrow and across to the Dorset Gap.

Below and facing away from the house is the extensive barn with plenty of its own potential possibly through a Class Q scheme. In addition there is a stable block with immediate access to the larger top field.

The fields give a wonderful backdrop to the homestead bordering the drive and gardens. With the main field accessed from the stables or the driveway, it links to the further field with dilapidated field shelter. There is a link to the Hardy Way foot path from outside the driveway as well as linking towards Silly Hill via another path to the north.

ACCOMMODATION

Please refer to the floor plan. The house was not built to an excessive size as it was designed around the previous owners' needs. There is an old glass house / conservatory to the northern side of the house giving a good footprint to work with.

OUTSIDE

From the village lane, the long drive brings you through the gardens to an extensive parking area. A path then leads up to the front and back doors of the house.

To the southern side is a large barn, away from the house, as well as 3 stables bordering the top, larger field. In total, there is some 8.21 acres including house, 2 fields, drive and gardens. Please refer to Promap plan.

SITUATION

Kingston is one of several hamlets that make up the parish of Hazelbury Bryan, which is surrounded by breath-taking countryside. Hazelbury Bryan has a shop with post office, primary school, public house and village hall. Sturminster Newton, which is the nearest market town, offers a good range of shops, schools and other amenities.

DIRECTIONS

What 3 words ///windows.uppermost.encoded

SERVICES

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

MATERIAL INFORMATION

Standard & superfast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 Network)

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

Council Tax Band: D

Restrictive Covenants TBC

Agents Notes: The house and surrounding garden is registered. The land and driveway is unregistered land

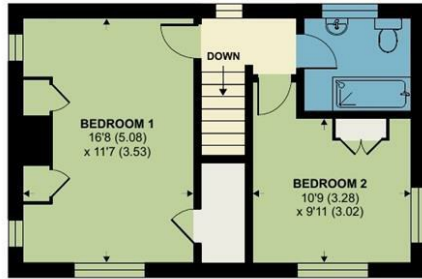
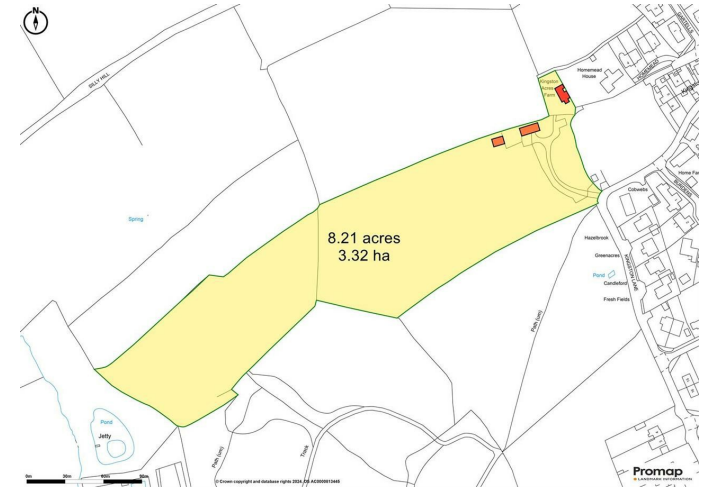
Rights of Way: A Public Footpath to Silly Hill crosses the field. The Hardy Way borders the drive entrance.

Planning: P/PIT/2023/06669 next door. Refer to Dorset Planning Portal

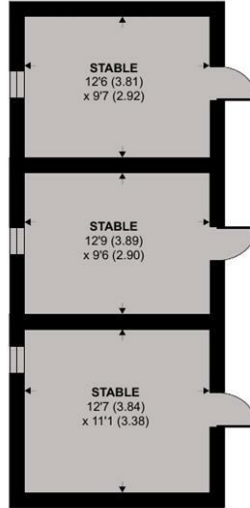


Kingston, Sturminster Newton

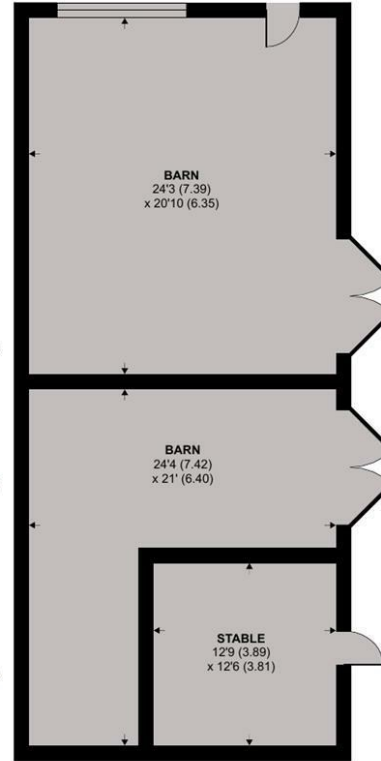
Approximate Area = 1231 sq ft / 114.4 sq m
 Outbuildings = 1459 sq ft / 135.5 sq m
 Total = 2690 sq ft / 249.9 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR

Energy Efficiency Rating	Current	Potential
Very Energy Efficient - Over 90% (A+)		
Very Good - 81% (A)		
Good - 69% (B)		
Fair - 55% (C)		
Below Average - 45% (D)		
Poor - 35% (E)		
Very Poor - 25% (F)		
Extremely Poor - 15% (G)		
Min Energy Efficient - 10% (G)		
England & Wales	86	57



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1193342



WT October 2024



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