

MOORCOURT FARM

MOORSIDE • STURMINSTER NEWTON • DORSET





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A substantial five bedroom farmhouse with a range of modern and traditional farm buildings.

Entrance hallway | Kitchen/Breakfast room | Snug | Dining room | Sitting room
Sun room | Guest WC | Utility room

Principal bedroom with en suite bathroom and adjoining dressing room | Four further bedrooms (two en suite)
Family bathroom | Shower room | Home Office

Greenhouse | Domestic stores | Swimming pool

L-shaped yard of traditional stone outbuildings with carport, stores and stables

Substantial modern farm buildings

In all about 32.9 acres



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Moorcourt Farm

Bought by the current owners in 2008, Moorcourt Farm is a stone farmhouse dating back in part to the 18th century and mid-19th century. It is not listed and was formerly a tenanted farm which has been carefully renovated and extended to create a substantial five bedroom home of over 4,900sqft. The property is well suited to family living and offers a balance of living rooms on the ground floor, five good bedrooms on the first floor, and an excellent home office on the second floor.

The day to day entrance leads into a central hall, with the kitchen/breakfast room to one side and the family snug and utility room just off. The sun room faces south and connects to the inner hall, with dining room and sitting room. Both are excellent rooms to entertain and the sitting room opens out on both sides of the garden.

The first floor provides a superb principal bedroom, dual aspect, with an en suite bathroom and adjoining dressing room. There are two guest bedrooms, one with en suite bathroom and the other with an en suite shower room. Two further bedrooms share a family bathroom. The second floor provides a large home office with a further shower room; this could easily be used as additional bedroom accommodation or indeed be a self-contained flat.

Adjoining the main house is a run of domestic outbuildings providing the plant room, wine store and general stores.

The house stands within two walled gardens, one to the south of the house where there is also a lovely Hartley Botanic greenhouse as well as the heated swimming pool. There is a sunken courtyard garden and raised vegetable beds as well as a further stone outbuilding. The walled garden to the front and west of the house has been carefully planted and landscaped, with maturing specimen trees and shrubs, a pond with waterfall, and a west facing terrace.











L-shaped traditional barns



Farm buildings

To the north of the farmhouse is an L-shaped yard of traditional farm buildings, formerly livestock pens and barns. They now provide domestic barns for the house and comprise a carport, garden and machinery storage, stables and ancillary stores. There is scope for further development and use, subject to the usual planning permissions.

To the east of the house and with separate access from a farm track to the north, there are two large modern steel-frame farm buildings. These are presently used for machinery storage and let out. There is also a free-standing Dutch barn. As with many former working farms, there is plenty of hard-standing and scope to develop these buildings to alternate uses, subject to the necessary planning consents.

Land

The whole property extends to about 32.9 acres in total, with the farmland down to pasture and enclosed by hedges. There is a large natural pond with island and treehouse in a field to the west of the house. There is access to the farm buildings separate from that to the main house.

Situation and Amenities

Moorcourt Farm is situated in Moorside, a little hamlet to the east of the popular village of Marnhull and southwest of the market town of Shaftesbury. The house lies down a quiet lane with far reaching views over the Dorset countryside. Marnhull has an excellent range of local facilities including a number of churches, a doctor's surgery and a variety of shops and pubs. More extensive shopping, business and recreational facilities are available in Shaftesbury, Gillingham and the Abbey town of Sherborne. Access to the A303 is joined at Wincanton to the north, linking with the M3 to London and the wider national motorway network. Regular services run from the mainline railway stations at Gillingham (London Waterloo from 2 hours) and Castle Cary (London Paddington from 92 minutes). Bournemouth and Bristol Airports are all easily accessible offering connections around the UK, Europe and to other destinations. All distances and travel times are approximate.

Golf at Blandford, Sherborne, Yeovil and Dorchester (Came Down). Water sports, sea fishing and sailing are available on the Dorset Coast. National Hunt racing is at Wincanton and Taunton; flat racing is at Bath and Salisbury.

The area is served by excellent schools both in the public and private sectors. These include Hanford, the Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford.

Directions (DT10 1HH)

What3words: ///northward.cosmetic.periodm

Tenure

Freehold.

Services

Mains water and electricity. Private drainage (waste treatment plant). Solar PV input to electricity supply. Ground source heat pump.

Local Authority

Dorset Country Council.

Outgoings

The property is subject to Council Tax Band G.

Fixtures and Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings

Strictly by appointment with joint sole agents Savills or Symonds & Sampson.



Moorside, Sturminster Newton DT10 1HH

Gross Internal Area (Approx.)

Main House = 463 sq m / 4,983 sq ft

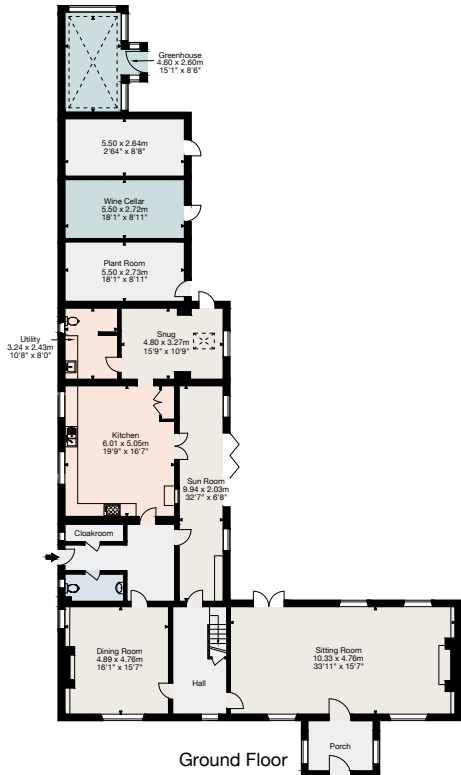
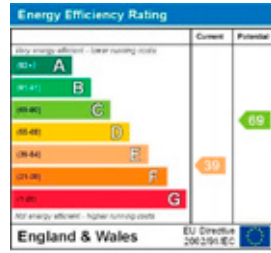
Greenhouse = 13 sq m / 139 sq ft

Carport = 54 sq m / 581 sq ft

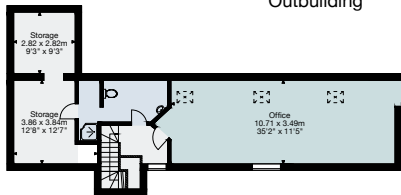
Stables = 375 sq m / 4,036 sq ft

Outbuildings = 1,116 sq m / 12,012 sq ft

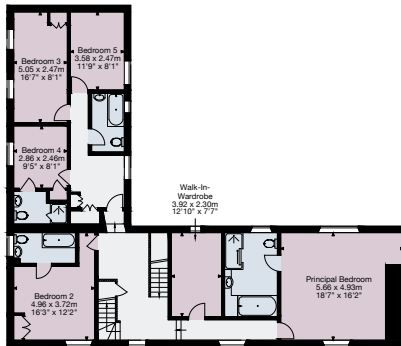
Total Area = 2,021 sq m / 21,751 sq ft



Ground Floor



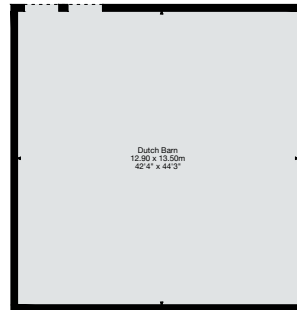
Second Floor



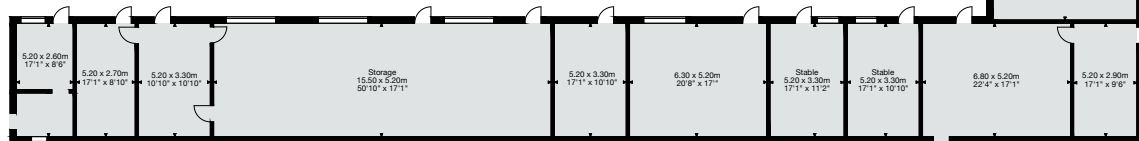
First Floor



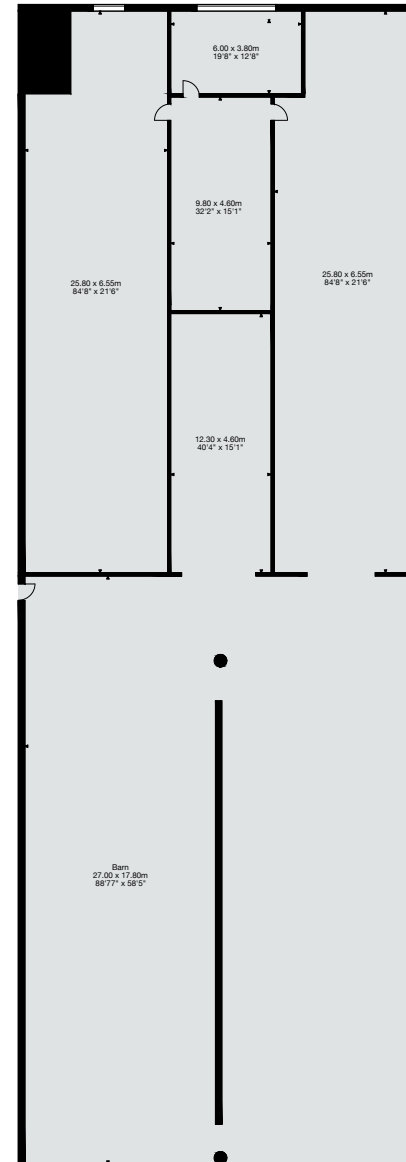
Outbuilding



Outbuilding



Stables



Outbuilding



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