

Symonds
& Sampson



Mill End Farm

Kings Stag, Sturminster Newton, Dorset

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Kings Stag
Sturminster Newton
Dorset DT10 2AU

An attractive residential farm in a pleasant rural position near a popular village with two dwellings and a flexible range of barns.



 17.63 acres

- Pleasant rural position near a popular village
- Period farmhouse with 2 reception rooms, farmhouse kitchen and 4 bedrooms
 - Brick barn offering potential to extend house
 - Detached 3 bedroom cottage
 - Games barn, laundry/tack room and store
- Modern clear span 4-bay barn and fodder barn
 - Olympic sized arena
- Paddocks and pasture land with river frontage
 - In total 17.63 acres (7.13 hectares)

Guide Price £1,275,000

Freehold

Sturminster Newton
01258 472244
sturminster@symondsandsampson.co.uk



THE FARMHOUSE

A private drive lined by poplar trees and two paddocks leads to a large gravelled courtyard and the period farmhouse which is believed to date from the 19th century. Constructed of brick and stone elevations under a tiled roof the rear has characterful eyebrow eaves and the main elevations enjoy pleasant outlooks over the courtyard and beautiful rear garden.

The house has been lovingly updated over the 30 years the current owners have lived there, whilst retaining features such as exposed beams and Victorian fireplaces. Double glazing was replaced throughout in 2012. Arranged over two floors, the house boasts a 27' drawing room, a well-equipped farmhouse kitchen with Rangemaster stove and four bedrooms on the first floor traditionally arranged in each quarter of the house.

GARDENS

To the rear are extensive lawned gardens with mature hedge boundaries and interspersed with flowers, shrubs and trees, an ornamental pond and a raised patio with pergola.

TRADITIONAL OUTBUILDINGS

Adjacent to the farmhouse is a detached brick barn with hipped tiled roof and open eaves currently forming two stables. The barn offers potential to extend the farmhouse or add an annexe, subject to consent.

Next to this is a games barn, again open to eaves with an ornate leaded glass arched window providing plenty of natural light.

Adjoining is a secure laundry and to the rear a lean-to storage barn.



MILL END COTTAGE

Situated off the entrance drive is a detached single storey cottage. Formerly the milking parlour the brick and tiled barn was converted in 1992 and forms a spacious cottage with the benefit of full planning as a separate dwelling. It boasts a large 26' living room with exposed rafters, 3 ensuite bedrooms and a separate extensive private lawned garden with pretty tree lined borders. In the past the owner has let it as a holiday cottage over the summer months through 'Welcome Cottages', producing a useful income. At that time it had a 9.7 out of 10 Reevo rating with reviews such as "the best cottage we have ever stayed in".

FARM BUILDINGS

Formerly a dairy farm, there is a modern steel frame construction 4-bay general purpose barn. 18.3m x 19.2m (60' x 63'). With concrete floor and block and timber elevations this clear span barn offers huge potential for a range of uses from equestrian, agricultural, commercial and storage. Internally are currently 3 large brick fronted stables. Adjoining is a steel frame hay/straw barn with concrete walls and floor. 18.3m x 11.0m (60' x 36').





ARENA

Olympic sized measuring 62m x 22m (203' x 72'), enclosed in post and rail fencing. Sand surface over geotextile membrane.

THE LAND

On the approach are two convenient paddocks and an old chicken pen. Beyond the farmstead are three fields of lovely old turf permanent pasture on clay loam soil which are classified Grade 3 on the ALC. A stream tributary of the River Lydden forms the southern boundary. Add in the thick hedgerows, mature oak trees and the quiet tucked

away location and the property becomes a real wildlife haven.

LOCATION

Mill End Farm is set in a rural location on the fringe of the Blackmore Vale. The farm enjoys views over the vale and towards the chalk escarpment and Bulbarrow Hill. Kings Stag has a pub and petrol filling station/shop/hire store, with more extensive local facilities in Sturminster Newton. The Abbey town of Sherborne and County Town of Dorchester provide extensive retail and recreational facilities. Sherborne links to the A30 and mainline railway

to London Waterloo.

The World Heritage designated Dorset Coast is approximately 45 minutes to the south. Golf at Folke, Sherborne and Yeovil clubs. Equestrian interests are well served with a network of quiet roads and bridleways on the doorstep.

The area is renowned for its schools. Private schools nearby include the Sherborne Schools, Leweston, Bryanston, Port Regis and Milton Abbey. The Gryphon state school in Sherborne is well regarded and there are good primary schools nearby.



DIRECTIONS

From the Green Man pub in Kings Stag take the road signed Hazelbury Bryan for ½ mile and Mill End Farm entrance is on the right hand side. Keep left where the drive forks.

What3Words: /// sobs.chestnuts.jugs

MATERIAL INFORMATION

Mains water and electricity.

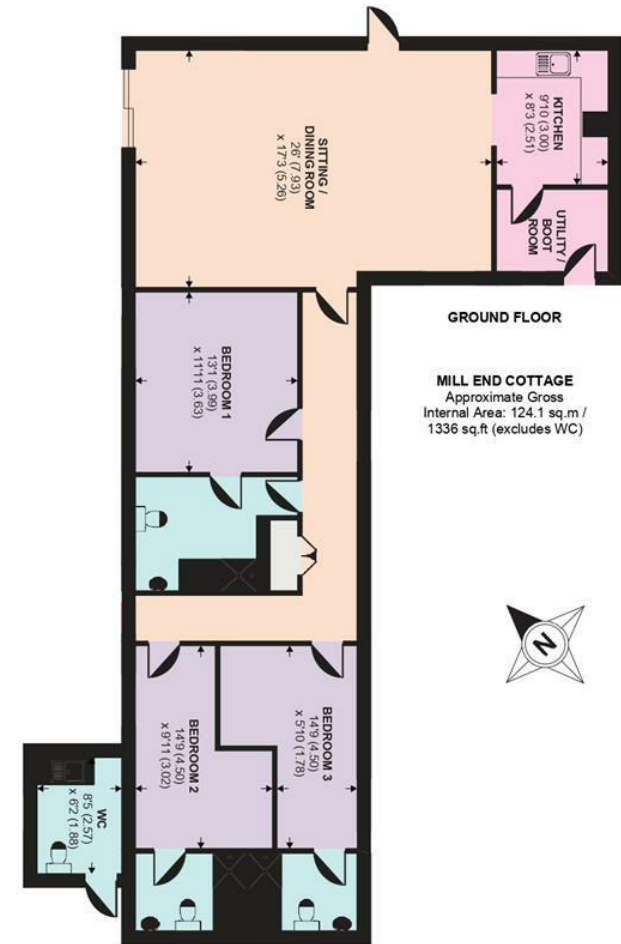
Private drainage.

LPG fireplace and electric heating in the farmhouse. Oil

fired central heating in the cottage and party barn. Broadband is available. Mobile phone coverage is likely outside and limited inside.

The property is located in Flood Zone 1 (from rivers & sea) – an area with a low probability of flooding. The farmhouse and farm buildings are located in a low risk zone from surface water flooding. The Cottage is located in a high risk zone from surface water flooding. The house and cottage flooded in 2022. For more information contact the agents.

Dorset Council – Tel: 01258 454111,
www.dorsetforyou.gov.uk



Council Tax Bands: Farmhouse – G, Cottage – C
EPC: Farmhouse - G (15), Cottage - E (46)

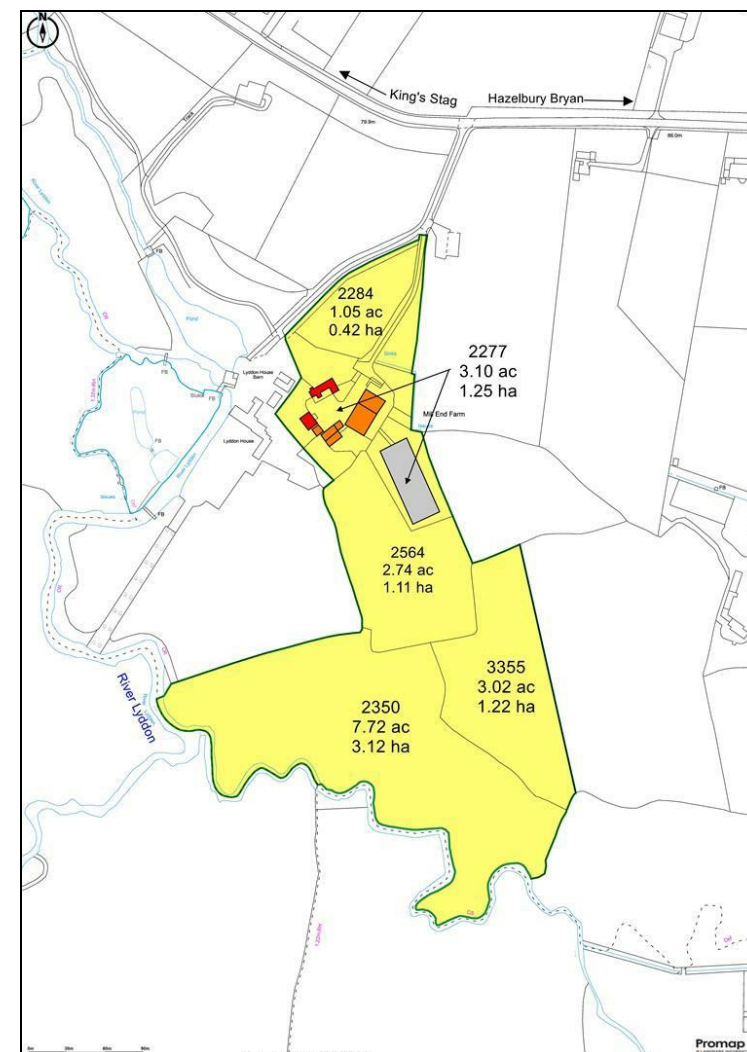
The land is not in a Countryside Stewardship or SFI agreement.

FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above is excluded.

VIEWINGS

All viewings strictly by appointment with the vendor's sole agent. Please take care around the farm buildings and land.



SN/AJT/Apr2025



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PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 472244

sturminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



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This aerial photograph captures a sprawling rural property. In the foreground, a large farmstead is visible, featuring a prominent barn with a dark, gabled roof and white walls, a smaller white building with a red-tiled roof, and a large, multi-story house with a red-tiled roof and a white conservatory. A large, rectangular, reddish-brown paddock is situated to the left of the barn. The property is surrounded by lush green fields, some of which are bordered by stone walls. In the background, rolling hills and distant mountains are visible under a clear sky. The Symonds & Sampson logo is overlaid in the top right corner.