

Symonds
& Sampson

Lot 1 – Moorcourt Farmhouse

Moorside, Marnhull, Sturminster Newton, Dorset

Lot 1 – Moorcourt Farmhouse

Moorside

Marnhull

Sturminster Newton

Dorset DT10 1HH

A substantial five bedroom farmhouse with a range of traditional and modern farm buildings and south-facing garden in a lovely rural location with adjoining land totalling 14.73 acres.



- A substantial farmhouse set in glorious open countryside
 - Over 4900 sq ft of accommodation
 - 5 bedrooms, 5 bath / shower rooms (4 e/s)
- Range of traditional and modern farm buildings with development potential (stp)
 - South facing gardens. In all 14.73 acres.
 - Ground Source heating. Solar.
- Outskirts of Marnhull. Good Schools close by
 - No onward purchase
- Further land and buildings available by separate negotiation

Guide Price £1,600,000

Freehold

Sturminster Sales

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MOORCOURT FARM

Bought by the current owners in 2008, Moorcourt Farmhouse 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 house 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.





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.



SITUATION AND AMENITIES

Moorcourt Farmhouse 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.

SERVICES

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

DIRECTIONS

What3words: ///northward.cosmetic.periodm

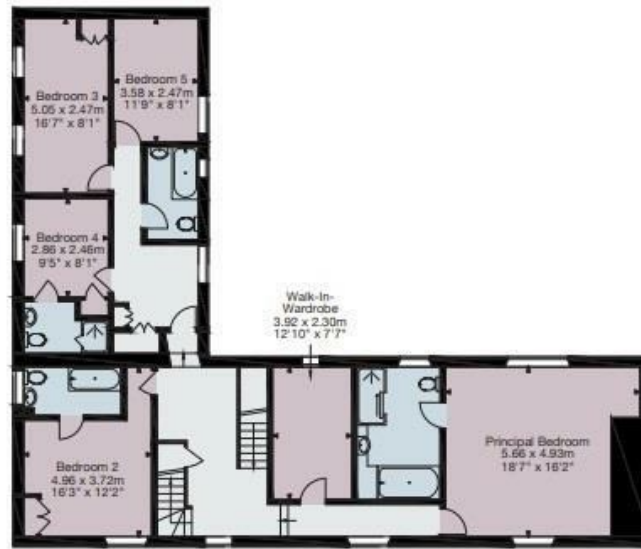
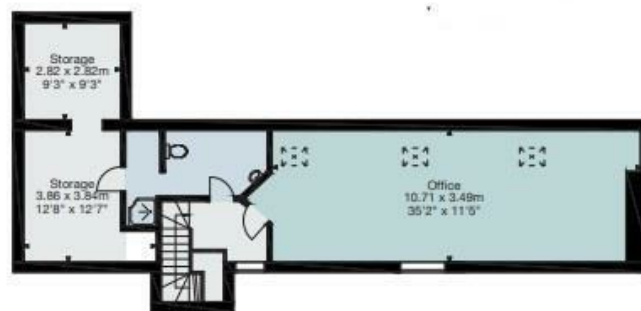
MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three & EE Network) (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: G Rights of Way - There are two footpaths over fields leading you to lovely walks over open countryside.

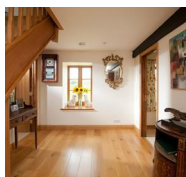
Fixtures and Fittings - Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

VIEWINGS

Strictly by appointment only.



GWB April 2025



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