



Brewery Farm Stables



# Brewery Farm Stables

Ansty, Dorchester, Dorset, DT2 7PN

Dorchester 11.7 miles. Sherborne 14.8 miles. Blandford 10.3 miles.

A delightful detached equestrian property located in a pretty hamlet within an Area of Outstanding Natural Beauty, including an annexe, courtyard of stables and outbuildings and is set within grounds of approximately 3.39 acres. EPC Band D.

- Superb village setting with far reaching views
- Kitchen, Dining room & Sitting room with woodburner
- Three bedrooms and first floor bathroom
- Ground floor shower room
- Annexe with two reception rooms, Kitchen, Bedroom and Shower room
- Courtyard of stables and outbuildings
- Driveway, garage and parking. Separate field access
- Several paddocks, in all approx 3.39 acres
- Freehold
- Council tax band E.

Guide Price £795,000

## SITUATION

Brewery Farm Stables is located within the picturesque and peaceful hamlet of Ansty, in the heart of Dorset. There are excellent local amenities including the fantastic Fox Inn, opposite the property, together with a local farm shop with post office and a village hall. The property is midway between Blandford and Dorchester with a wide rang of scholastic and shopping facilities. The Jurassic coast is within easy reach with Durdle Door just over 30 minutes drive away. The property benefits from a courtyard of stables and outbuilding, along with a number of paddocks in all extending to approximately 3.39 acres.

## DESCRIPTION

Brewery Farm Stables is an attractive flintstone and brick detached property, under a slate roof; once the stables and coach house for The Fox Inn that was originally the Hall and Woodhouse Brewery. We believe the original conversion took place almost 40 years ago, with the later addition of the garden room. The main property has three bedrooms with two bathrooms, with the flexibility of an annexe comprising; two reception rooms, kitchen, bedroom and shower room. The property has great rustic charm and character throughout, with feature exposed A frames, beams and fireplaces throughout and this will appeal to buyers looking for an individual property in a superb setting. There are fabulous views over your own land and stable yard to the countryside beyond. The property benefits from oil fired central heating and double glazed windows throughout. There is ample parking and the property has two driveways both leading to the stable yard behind. There is a well laid out stable yard with three large stables and a collection of barns and large field shelter.





**ACCOMMODATION**

From the village road, a paved driveway with 5-bar gate and side pedestrian gates lead to an extensive parking area, with quarry tiled steps up to a front stable door with pillared entrance porch. The entrance hall has a wonderful original wooden stable partition with a useful storage area under the stairs. Door through to the kitchen with a range of wooden floor units, worksurfaces, sink unit and space for fridge and range cooker. Plumbing and space for a dishwasher and washing machine. This good sized room opens into the Dining room with stable door to the terrace outside. An inner hall gives access to a shower room with shower cubicle, wash hand basin and WC. The Sitting room is a superb room, with feature Inglenook fireplace and inset wood burning stove with brick surround, heavy beam over and stone hearth. There is a useful storage cupboard. A door leads to a second entrance hall between the main house and the annexe with further front door and fan light window over. This is a fabulous panelled room with feature brick fireplace and open fire and has been used as a tack room. Steps down to the annexe Dining room, a generous room with fabulous vaulted ceiling, feature panelled wall and exposed stone wall with stairs rising to the first floor. Double doors lead through to the garden room which has a lovely triple aspect with wooden floor and doors to the outside and views over the garden, land and towards the yard and countryside beyond. The annexe kitchen is approached via the dining room and has wooden floor units, work surfaces, sink, space for washing machine and fridge with a built-in double oven and hob. There is a stable door to the outside and step up to the shower room with WC, wash hand basin, shower cubicle and a Grant oil fired boiler.

An open tread staircase with wrought iron horseshoe bannister, rises from the annexe dining room to the first floor galleried mezzanine landing with useful study area and door to under eaves storage. Rural views via a high level feature arch window. Steps up to the bedroom in the eaves with feature built-in double cabin bed, exposed stone wall and Velux window.

Back in the main house, stairs rise to the first floor with vaulted galleried landing and exposed A frame, Velux window and built-in cupboards, at either end. There are three bedrooms, all having expose A frames. Bedroom one has a double aspect with bedrooms two and tree having built-in wardrobes. There is a modern bathroom suite comprising; bath with shower mixer tap, wash hand basin, WC and Velux window.

**OUTSIDE**

A paved driveway provides ample parking and leads to a single detached garage with double wooden doors, power and light. Feature wooden barn doors hang on the exterior of the garden room and there is a beautiful original lantern. The paving wraps around the property and opens up onto a terrace for entertaining with feature curved steps. There is a garden mainly laid to lawn with a shrub and flower borders and a variety of roses with a wooden arched gate, leading onto the back drive. A wrought iron farm gate leads to the stable yard, with a range of timber outbuildings including, store shed, two stables, hay store with light and water, further stable and a range of box profile buildings including an open fronted store and hay store.

To the north of the property is a separate drive (over which Granary Cottage and Dove Cottage have a right of access). It leads to a small paddock which is protected by post and rail fencing, together with a water trough. Two metal field gates opens into the large paddock, which is on a gentle westerly slope and is bounded by a stream and benefits from a field shelter and water trough. Adjoining can be found three smaller paddocks with a gateway through to the further paddock, which benefits from its own access opposite Aller Lane. It is approached through metal gates and style, with a footpath crossing the field, again the field is on a slight westerly slope and is protected by natural hedgerow, along with a selection of trees and some post and wire fencing. In total the grounds extend to around 3.39 acres.

**VIEWINGS**

Strictly by appointment through the vendors selling agents. Stags, Yeovil office telephone 01935 475000.

**SERVICES**

Broadband availability - Standard, Superfast and Ultrafast (ofcom)  
Mobile availability - EE, Three, O2 and Vodafone (ofcom) some services are limited  
Flood risk status - Very low risk (environment agency)

**DIRECTIONS**

The property is located opposite The Fox Inn on your right hand side, identified by our For Sale board. What 3 words: guideline,plank,fictional





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2158 sq ft / 200.6 sq m (excludes void)  
Limited Use Area(s) = 118 sq ft / 10.9 sq m  
Garage = 225 sq ft / 20.9 sq m  
Stables = 1213 sq ft / 112.6 sq m  
Total = 3714 sq ft / 345 sq m  
For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richecom 2025. Produced for Stags. REF: 1208851



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4/6 Park Road, Yeovil, Somerset,  
BA20 1DZ

yeovil@stags.co.uk

01935 475000



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