



Dreamacre 8 ,Turnworth Blandford Forum, DT11 0EE

Guide Price
£750,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An attractive Grade II listed brick and flint semi detached cottage with the benefit of stables, paddocks and a large detached annex

**8,
Turnworth Blandford Forum
DT11 0EE**

- Grade two listed cottage
- Countryside location with stunning views
 - 1.75 acres in total
 - Stables and paddocks
 - Detached annex
 - Large driveway and garage
- Farmhouse style decoration internally
- Water and power to the stables and paddocks

Viewing strictly by appointment through
Symonds & Sampson Blandford Sales Office
on 01258 452670





A charming cottage boasting a paddock with a stable block and includes a substantial annexe for multi generation living or air bnb.

Dreamacre is the ideal country cottage, located in a quiet and friendly village. This unique property is coming to the market for the first time in 40 years.

The current vendor uses the rear entrance, via the conservatory to access to property. The conservatory leads to the charming, farmhouse style kitchen/dining room with Stanley oven and a range of wall and base units. There is ample space for a dining table and chairs. The living room has a feature fireplace with wood burner. Entering from the front door, there is a large storage cupboard and downstairs w/c. Both the kitchen and living room can be accessed from the front door as well.

On the first floor there is a small storage cupboard at the top of the stairs and a spacious landing. Both bedrooms are doubles and have charming views of the fields opposite. The family bathroom comprises of bath with an overhead shower, toilet and basin. There are a further two storage cupboards in the bathroom.

The annex is accessed from the garden of the main house and is equipped for residential purposes. Downstairs the kitchen has base and wall units, a freestanding oven and space for a washing machine/dishwasher. There is space for a dining table and chairs. Off the kitchen is a shower room with a toilet and sink. Stairs lead to one large room on the top floor with plenty of space for living and sleeping accommodation. Velux windows make the space very light and airy. At the rear of the annex is a large storage room that could be converted to another bedroom. The garage is separated from the annex and can be assessed from the driveway.



Outside

The rear garden of the cottage is mainly paved with patio slabs, with different gradients for added character and a border of well-established plants and shrubs. A grassy slope reaches to the top of the garden and is bound by wooden fencing.

Set back from the house up a concrete drive sits a horseshoe stable block on a hard standing, comprising of 4 loose boxes, 2 foaling units and a feed and tack room previously used as a chicken house.

Two paddocks sit to the left of the stables and two to the right all within close proximity. It's an ideal set up for equestrian use, with far reaching views across the paddocks from the house. The land is to be used for permanent pasture with neatly fenced enclosures, situated on a gently sloping gradient. The soil type is lime-rich over chalk or limestone meaning it is

generally freely draining. There is an extensive network of bridleways and footpaths neighbouring the land, but not crossing it, offering abundant hacking and walking opportunities.

Servcies

Mains water and electricity. Drainage is via a communal septic tank that several properties in the village funnel in to on the neighbouring farm.

Heating is oil fired via the Stanley oven in the kitchen. It provides heating and hot water.

Council tax band D.

Situation

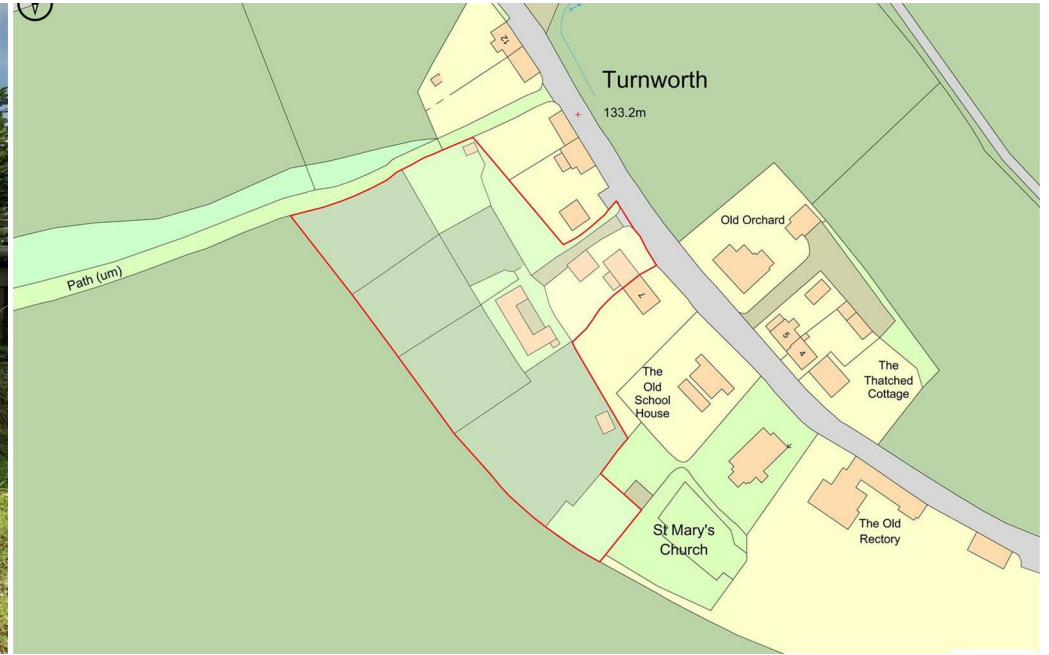
Turnworth is a pretty village conveniently located in one of the picturesque valleys to the west of Blandford Forum, a stones' throw from Bulbarrow, Okeford Hill and Milton Abbey. Village life is good and although there are no amenities in Turnworth, a

few minutes over the hill in Okeford Fitzpaine there is a village shop, post office and primary school and in the other direction down the valley in Winterborne Stickland there is a pub and a nursery school. There are more pubs and restaurants in the other surrounding villages. Nearby Sturminster Newton has a Co-op grocery store and Harts of Stur (a renowned kitchen, hardware and garden store). The historic Georgian town of Blandford Forum is only a 10 minute drive away with its busy market square, M&S Food Hall (Ocado), Tesco, Lidl and Homebase superstores.

Directions

From Blandford market place, pass the Crown Hotel and take the 3rd right signposted Winterborne Stickland, up Fair Mile Road. Continue along this road which leads on to Normandy Cottages as you go round a sharp bend. Once you reach the village of Winterborne Stickland, take the first right towards Turnworth. When you reach the village, number 8 can be found after a short distance on the left.





Dreamacre, Turnworth, Blandford Forum

Approximate Area = 1122 sq ft / 104.2 sq m

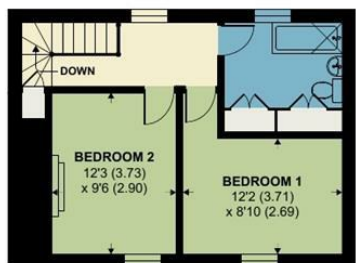
Annexe = 707 sq ft / 65.7 sq m

Outbuilding = 1280 sq ft / 118.9 sq m

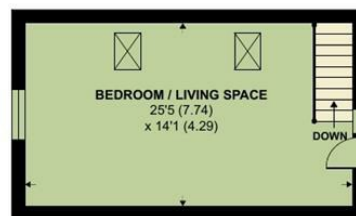
Garage = 159 sq ft / 14.8 sq m

Total = 3268 sq ft / 303.6 sq m

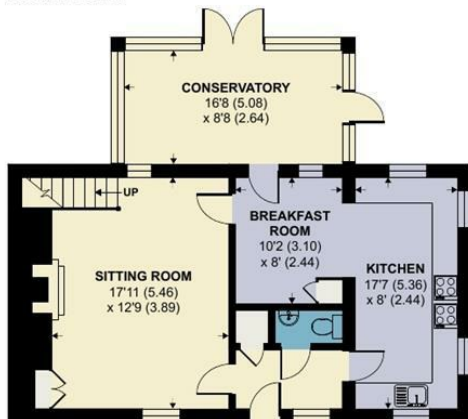
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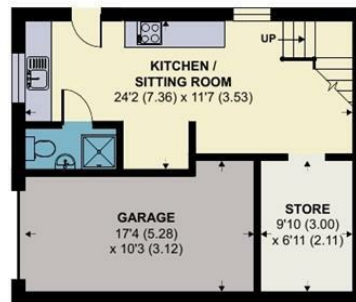
FIRST FLOOR



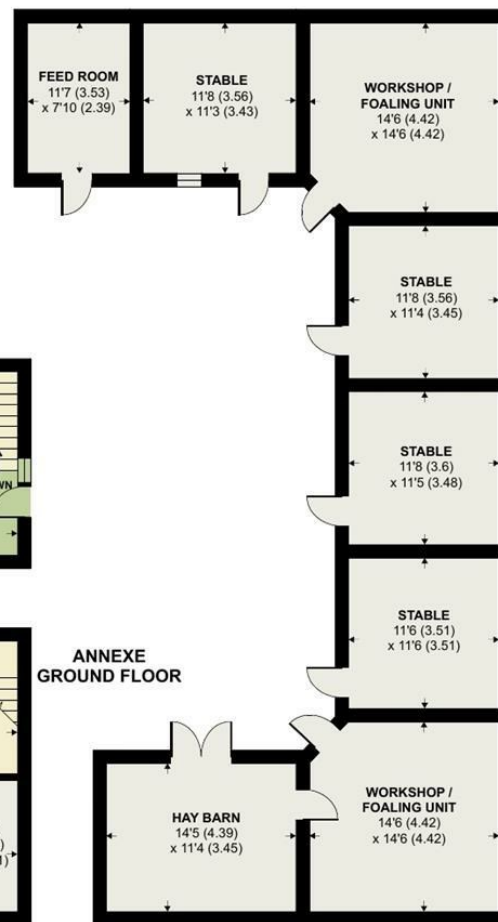
ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Blandford/OF/Oct 23



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2023. Produced for Symonds & Sampson. REF: 1040192



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