



Lower Farm, Minchington, Blandford Forum, Dorset

Asking Price
£1,150,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A charming 17th century Grade II listed farmhouse with outbuildings set in attractive gardens and paddocks. In all 6.28 acres.

**Lower Farm,
Minchington,
Blandford Forum,
Dorset,
DT11 8DH**

- Paddock of approx 5.5 acres laid to pasture
 - Substantial outbuildings & a workshop
- Large terrace leading to a generous garden with an orchard
 - Kitchen garden with a parterre
 - Close to the village of Farnham
- Spacious and versatile accommodation including a home office
- Character features including wood beams, flagstone flooring & inglenook fireplace
- Four generous bedrooms and two bath/shower rooms
 - Double garage with parking for several vehicles
 - Wonderful semi-rural location

Viewing strictly by appointment
Symonds & Sampson
01258 452670





Lower Farm is a charming Grade II listed character farmhouse dating back to the 17th century constructed of stone and flint with a tiled roof. The house has many character features befitting a house of this era, including stone flooring, wood beams, wood panelling, inglenook fireplace, and window seats.

Upon entry to the home there is an expansive hall leading to the utility room, which is currently arranged as a home office/workshop with an external door leading to the large terrace and rear garden. The classic country style kitchen comprises wooden shaker style wall and base units set with a wooden counter top and includes a stainless steel sink and a freestanding range cooker. The dining room enjoys a large Inglenook fireplace with a wood fired range cooker with bread oven as a focal point to the room, currently arranged with an eight seat dining table and chairs. The drawing room has a dual aspect with a feature brick fireplace and wood burner. The snug is a cosy wood panelled room with an open fire, the study is arranged as a home office, and completing the ground floor is a cloakroom.

Rising to the first floor, the master bedroom is a dual aspect room with a feature brick fireplace. The second and third bedrooms are good sized rooms currently arranged with double beds, the fourth bedroom is currently arranged as a twin. The shower room comprises a double walk-in shower with natural stone tiling, basin and w.c., the bathroom comprises a white suite of bath, basin and w.c.



Outside

The property is approached from the lane to a gated tarmac driveway providing parking for multiple vehicles and access to the outbuildings including the garage, workshop and a large outbuilding. The garden wraps around the farmhouse, with the front section bound by a perimeter wall with a thatched top and includes a stone thatched garden shed. A wonderful terrace adjoins the house to the rear which is ideal for outside dining, leading to the formal garden which is lined with a number of mature trees providing a wonderful back drop and creating a good degree of privacy. An orchard of apple, pear and plum trees is situated to the rear of the barn, and a kitchen garden with a parterre. Adjoining the garden fence is a gate leading to the paddock which is laid to pasture with a water trough and vehicular access to the lane.

Situation

Minchington is a charming Cranborne Chase hamlet comprising mainly period properties. Local amenities can be found in the neighbouring village of Farnham which include Parish Church and the Museum Public House, whilst the

market town of Blandford Forum is 8 miles and the Minster Town of Wimborne is 12 miles. Further afield Poole with its excellent Harbour is 19 miles and the Cathedral City of Salisbury is approximately 14 miles. Main line rail services to London (Waterloo) are at Salisbury and Bournemouth (approx. 2 hours from station to station). Horse racing at Salisbury and Wincanton and fishing in the Rivers Stour and Frome.

Directions

From Blandford take the A354 towards Salisbury for 6.3 miles and at the former Cashmoor Inn turn left and continue for 0.5 of a mile to Gussage St. Andrew. Turn left following the signs to Farnham, continue for 0.4 of a mile and Lower Farm is the first property on the left.

Services

Mains water and electric, private drainage. Oil fired heating.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: G

Property Information

Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage outdoors is likely will all networks with EE & O2 available indoors.
(Information from <https://www.ofcom.org.uk>)

EPC: Exempt





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Approximate Area = 2949 sq ft / 273.9 sq m

Outbuildings = 980 sq ft / 91 sq m

Garage & Workshop = 903 sq ft / 83.8 sq m

Total = 4832 sq ft / 448.7 sq m

For identification only - Not to scale



DP April 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1109054



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