

Symonds
& Sampson

Delcombe Farmhouse

Milton Abbas, Blandford Forum, Dorset

Delcombe Farmhouse

Milton Abbas
Blandford Forum
Dorset DT11 0BT

A substantial four bedroom former Farmhouse located near the popular village of Milton Abbas benefiting from far reaching countryside views.



- Unfurnished
- Long term let
- Available immediately
- Situated in the sought after village of Milton Abbas
 - Far reaching countryside views
 - Off road Parking

£2,500 Per Month

Blandford Lettings
01258 458473
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THE PROPERTY

A substantial four bedroom former Farmhouse located near the popular village of Milton Abbas benefitting from far reaching countryside views.

Available immediately for an initial 12-month tenancy with preference for a longer-term tenancy. Pets considered at the Landlord's discretion.

Delcombe Farm House is a substantial four bedroom property set within beautiful countryside and boasting a wealth of original features. The ground floor comprises of a large kitchen with separate larder, a dining room with feature fireplace, sitting room with a woodburner and two additional storage rooms. Upstairs there are four good sized bedrooms and the family bathroom.

Outside the property benefits from an outbuilding and ample parking. There are gardens to the front and side of the property and are mainly laid to lawn.

Rent: - £2500 per calendar month / £576 per week
Holding Deposit - £576
Security Deposit - £2884
Council Tax Band - F
EPC Band - E

SERVICES

The rent is exclusive of all utility bills including council tax, water, mains electricity, oil for the heating and private septic tank. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a low flood risk at the property as stated by gov.uk. The property is of a rendered brick and flint build under a slate roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

Milton Abbas is an historic Dorset village lying within a designated Conservation Area, predominantly made up of thatched cob cottages and having a famous public school adjoining the Abbey. Village amenities include a general store, sub-post office a public house, doctor's surgery, children's playground, St James Church and Reading Rooms, with a farm shop and riding stables close by. School catchment area for The Dunbury Primary and Blandford Secondary Schools. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.

DIRECTIONS

what3words:///decorator.shrubbery.fixed

From Blandford Forum, proceed towards Dorchester along the A354 and continue for approximately 6 miles. On arrival in the village of Winterborne Whitchurch, turn right into Chescombe Lane and follow the road until you reach the village of Milton Abbas. Take the first left turn through the village and turn right at the bottom of the hill towards Milton Abbey School. Opposite the school exit turn right onto a private road signed Delcombe Farm. The property is at approximately 1 mile.

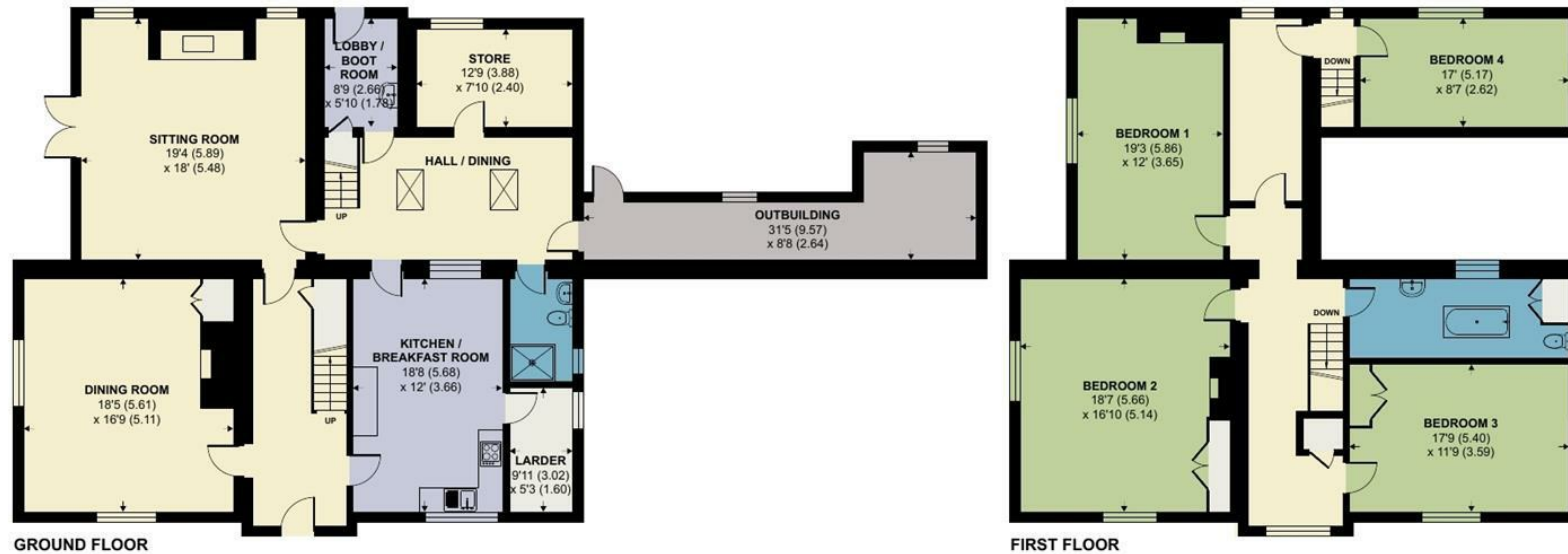


Milton Abbas, Blandford Forum

Approximate Area = 3203 sq ft / 297.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	49	67
Not energy efficient - higher running costs		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1361695



Blandford/LM/October25



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