



Cottage Three

Manor House Farm, Ibberton, Blandford Forum, Dorset

Cottage Three

Manor House Farm
Ibberton
Blandford Forum
Dorset DT11 0EN



- Unfurnished
- Long term let
- Available immediately
- Situated in the popular hamlet of Ibberton
 - Rural home
 - Off road parking

£1,100 Per Month

Blandford Lettings
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THE PROPERTY

Available immediately with a preference for a longer-term tenancy.

Cottage Three is a two bedroom fully furnished cottage set on the outskirts of the picturesque hamlet of Ibberton within walking distance of St. Eustace church. Due to the property being on a working farm, pets and children are not permitted.

The cottage has been carefully furnished in a comfortable eclectic style and is well presented throughout. However, there is some flexibility on the furnishings available with the property. This rural home provides spacious accommodation with a kitchen/dining room, shower room, sitting room and utility area on the ground floor. On the first floor, there are two double bedrooms.

The property is located at the entrance of the farm with allocated parking to the right-hand side. To the front of the cottage is an enclosed lawned garden with patio area. The surrounding countryside is renowned for its excellent walking and riding, with a number of well-established pubs and the Jurassic Coast and Bulbarrow Hill within easy reach.

Please note there is an additional charge of £200 per month for oil central heating, electricity, internet, water and drainage.

Rent: - £1100 per calendar month / £253 per week

Holding Deposit - £253

Security Deposit - £1269

Council Tax Band: B

EPC Band: D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage and electric. There is mobile signal and Ultrafast broadband provided to the property (Starlink) as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let furnished.

<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

Ibberton is a delightful North Dorset hamlet between the traditional market town of Sturminster Newton and the Georgian town of Blandford Forum. The village nestles in the lee of Bulbarrow Hill. Ibberton has a church, a country public house and parish hall which also serves Woolland and Belchalwell. The walking and riding on the doorstep are second to none and the views over North Dorset from Bulbarrow are superb and far reaching.



DIRECTIONS

From Blandford Forum, proceed towards Shaftesbury on the A350. At Durweston traffic light turn left onto the A357 towards Sturminster Newton. Proceed along the A357 and through Shillingstone. After a short distance take the left hand turning signposted to Okeford Fitzpaine. Proceed to Okeford Fitzpaine, take a sharp right hand corner and then turn left and left again signposted to Ibberton. Follow the road for approx. 2.5 miles and enter the village of Ibberton. Take a left hand turning signposted to the Church and the property will be found on the left hand side signposted Manor House Farm after a short distance.



| Energy Efficiency Rating | |
|--|----|
| Very energy efficient - lowest running costs | |
| 100-91 A+ | |
| 90-81 A | |
| 80-65 B | |
| 55-50 C | |
| 45-39 D | |
| 35-33 E | |
| 29-25 F | |
| 21-19 G | |
| 15-12 H | |
| 10-8 I | |
| 1-2 J | |
| Below 1 K | |
| Energy efficiency rating (1-100 scale) | 83 |
| Environmental impact rating (1-10 scale) | 57 |
| England & Wales | |
| EU Directive 2002/91/EC | |



Blandford/LM/December25



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