



Lancombe Farm

Higher Chilfrome, Dorchester, Dorset

Lancombe Farm

Higher Chilfrome
Dorchester
Dorset DT2 0HU

A superb modern detached residence set in an idyllic yet highly accessible location, offering just under 10 acres of land, outstanding equestrian facilities with excellent outbuildings, and breathtaking views across the surrounding countryside.



- Detached
- Five double bedrooms
- Four reception rooms
 - Three bathrooms
- Spacious kitchen/ diner
 - Separate utility room
- Extensive plot measuring 9.97 acres

Guide Price **£999,999**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

Tucked away in a picturesque yet highly convenient location just a short drive from the excellent amenities of Maiden Newton, Lancombe Farm is a superb detached property featuring an attractive rendered façade beneath a pitched slate roof. The spacious and versatile home enjoys some of the most breathtaking views in West Dorset, with glimpses of the sea adding to its charm.

INTERNAL

Upon entering the property, one is immediately struck by its charm, sense of space, and natural light. The accommodation is beautifully presented and highly versatile. A spacious hallway provides access to all ground floor rooms, which include three bedrooms—one currently used as a study—a cosy snug, and a bright conservatory.

The family kitchen is truly exceptional, featuring attractive tiled flooring and a comprehensive range of wall and base units. It is well-equipped with a five-ring hob, twin ovens, a large walk-in pantry, and ample space for a generously sized breakfast or dining table.

The main sitting room is a standout feature—an impressive and inviting space with spectacular views and direct access to a paved terrace. This area is perfect for entertaining or simply unwinding, whether enjoying a drink or relaxing in the hot tub. A second paved terrace provides an ideal setting for al fresco dining.

The principal bedrooms are located on the first floor and include three outstanding rooms. The master suite is particularly generous, offering a spacious bedroom, a luxurious en suite bathroom, and a dedicated dressing room. A well-appointed family bathroom also serves this floor.





EXTERNAL

A particularly notable feature of this property is the exceptional combination of land, panoramic views, and outstanding outbuildings. Accessed via wooden gates, a sweeping gravel driveway leads to the rear of the house, where there is a generous parking area and a detached double garage with electricity and power.

The land is ideally suited for equestrian use, comprising predominantly level pasture enclosed by post-and-rail fencing. The equestrian facilities are , with a substantial outbuilding constructed of block under a corrugated steel

and perspex roof, housing five well-proportioned stables. Additional facilities include a tack room, a feed room with a sink and hot water, dedicated horse-washing facilities, and a covered storage area.

An automatic water supply serves both the stables and the fields. The property also benefits from a strip of woodland, within which lies a derelict flint building with an existing water supply—offering further potential for imaginative use.

SERVICES

Private water, Private drainage and Mains electricity connected

Broadband - Standard and superfast are available. Mobile network coverage: Limited indoors and likely outdoors. Source Ofcom.org.uk

Dorset Council tax band : G

EPC : B

Recently installed privately owned solar panels.



MATERIAL INFORMATION

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing.

SITUATION

Situated towards the centre of this small and peaceful hamlet, tucked away within the countryside and within 2.5 mile of both Cattistock and Maiden Newton. Cattistock is a village of considerable character and has a sub-post office/store, public house, village hall and parish church. Maiden Newton has a selection of local shopping facilities, primary school, petrol station, doctor's surgery and railway station, serving Dorchester/Yeovil to Bristol. The surrounding countryside is well interspersed with footpaths and bridleways giving access to many areas of outstanding natural beauty. The county town of

Dorchester lies about 9 miles to the south east with its comprehensive range of shopping, recreational and educational facilities.

Dorchester, Sherborne and Yeovil all have mainline railway connections to London (Waterloo).

DIRECTIONS

What3words ///chairs.passions.obscuring

Higher Chilfrone, Dorchester

Approximate Area = 3661 sq ft / 340.1 sq m (excludes covered open storage)

Limited Use Area(s) = 76 sq ft / 7 sq m

Outbuilding = 1338 sq ft / 33 sq m

Garage = 320 sq ft / 124.3 sq m

Total = 5395 sq ft / 501.1 sq m

For identification only - Not to scale

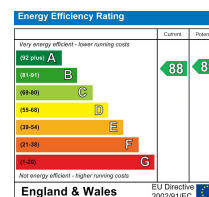


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1315928

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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



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