

# Folke Manor Farm

Folke, Dorset







# A contemporary farmhouse with four holiday cottages, outbuildings and 35 acres situated on the edge of a tiny village with views over unspoilt countryside.

Alweston 0.5 mile, A352 2 miles, Sherborne town centre/station 3.5 miles, Yeovil 8.5 miles  
(Distances are approximate).

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5+11	5+7	3+4

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## Summary of accommodation

**Ground Floor:** Open porch | Reception hall | Drawing room | Dining room | Cloakroom | Kitchen | Breakfast room  
Boot room | Utility room | Sitting room

**First Floor:** Part-galleried landing | Principal bedroom with ensuite bathroom | Guest bedroom with ensuite bathroom  
Two further double bedrooms with ensuite shower rooms | Single bedroom with ensuite shower room

## Holiday Cottage Complex

Owl Cottage (sleeps 8) | Woodpecker Cottage (sleeps 4) | Wren Cottage (sleeps 6) | Kingfisher Cottage (sleeps 4)  
Seven Car ports | Contemporary barn with heated swimming pool, changing room with showers, separate WC & first floor games room

## Outbuildings, Garden & Grounds

Parking | Double garage with first floor storage | Range of outbuildings incorporating store room, bin store & workshop  
Garden store | Greenhouse | Garden | Series of three spring-fed ponds | Pasture

**In all about 35 acres**



# Situation

Folke Manor Farm is situated on the eastern edge of the tiny village of Folke, which is centred around its manor house and church and is surrounded by beautiful, unspoilt countryside. The neighbouring village of North Wootton has the popular Elms Farmhouse Kitchen & Restaurant, whilst most day to day needs can be met in the nearby town of Sherborne which has a wide choice of shops and local businesses including GP, dental and veterinary surgeries, Sainsbury's and Waitrose.

It also has a railway station on the West of England Main Line running between Waterloo and Exeter St. David's, with regular, fast services to both. The property is also well placed for swift access to the main arterial roads across the region including the A352, A30 and A303. Bournemouth Airport is also only just over an hour away by car.

The local area also offers a wide choice of schools catering to children of all ages. This includes a CofE primary school and the well-regarded Gryphon School for the state sector plus Leweston and the Sherborne schools from the independent sector, all of which are within a three mile radius.



# Folke Manor Farm

Folke Manor Farm has a beautiful, south facing setting in grounds of about 35 acres with lovely views across its two large ponds towards the pretty parish church and the unspoilt countryside beyond. The house was built in 1988 and then extended in 2002 and has been the much-loved home of only one family over that period. It has a lovely welcoming feel to it and has clearly been well maintained over the years and is very well presented.

The house has two storeys and is built of composite stone under a concrete tile roof with double glazed, stone mullion windows. Its position and design ensure that the interior is filled with natural light that flows into the house's well laid out and generously sized rooms. The ground floor is focussed around a wonderfully light, centrally positioned

reception hall, which has a parquet floor and an impressive oak staircase rising to the part-galleried landing on the first floor. Off it are the drawing and dining rooms and a good-sized kitchen opening into the adjacent breakfast/garden room that has French windows to a terrace sheltered by tall hedging. The kitchen is fully fitted with units including a central island, a mix of timber and marble work surfaces, Belfast sink, two-oven AGA, electric oven and a gas hob. Off the kitchen are the boot room leading to the sitting room, which is fitted with a wood-burning stove.

On the first floor off the well-lit, part-galleried landing are five bedrooms with either an ensuite bath or shower room and with far-reaching views.





## Outside

Folke Manor Farm stands in beautiful, mature grounds, of which about two acres are formal, park-like garden that incorporates a series of two large, spring-fed ponds fringed by beautiful weeping willows.

To one side of the house is the holiday cottage complex of four cottages, integral guest garaging and an indoor heated swimming pool and gym. Between the main house and the complex is ample parking, a range of outbuildings and a double garage with first floor storage.

Beyond the house and complex to the east is a swathe of rich pasture divided into two enclosures. In all the garden, grounds and pasture amount to about 35.09 acres (14.2 hectares).



Approximate Gross Internal Floor Area

Main House = 310 sq m / 3,336 sq ft



Approximate Gross Internal Floor Area

Owl Cottage = 110 sq m / 1,184 sq ft

Wren Cottage = 97 sq m / 1,044 sq ft

Woodpecker Cottage = 76 sq m / 818 sq ft

Kingfisher Cottage = 52 sq m / 559 sq ft

Carport = 60 sq m / 645 sq ft



FLOOR PLANS

Approximate Gross Internal Floor Area  
Leisure Complex = 280 sq m / 3,013 sq ft  
Outbuildings = 443 sq m / 4,768 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Property Information

**Services:**

Mains water & electricity. Private drainage (septic tank). Oil-fired central heating & AGA. Bottled gas-fired hob. Ultrafast broadband will be connected to the village shortly. Swimming pool heated via ground source heat pump.

**Directions**

**Postcode:** DT9 5HP

**What3Words:** ///normal.imagined.corporate.

From the south eastern corner of Sherborne, head south on the A352 towards Dorchester. After crossing over the railway bridge continue for just over a mile and then turn left onto the A3030, signed to North Wootton. Continue for a mile and a half and then turn right onto Folke Lane immediately after passing F. Cuff & Sons Joiners. The driveway entrance to the property, which is clearly marked, will be found on the left after half a mile.

**Tenure:**

Freehold.

**Local Authority:**

Dorset Council  
www.dorsetcouncil.gov.uk

**Council Tax:**

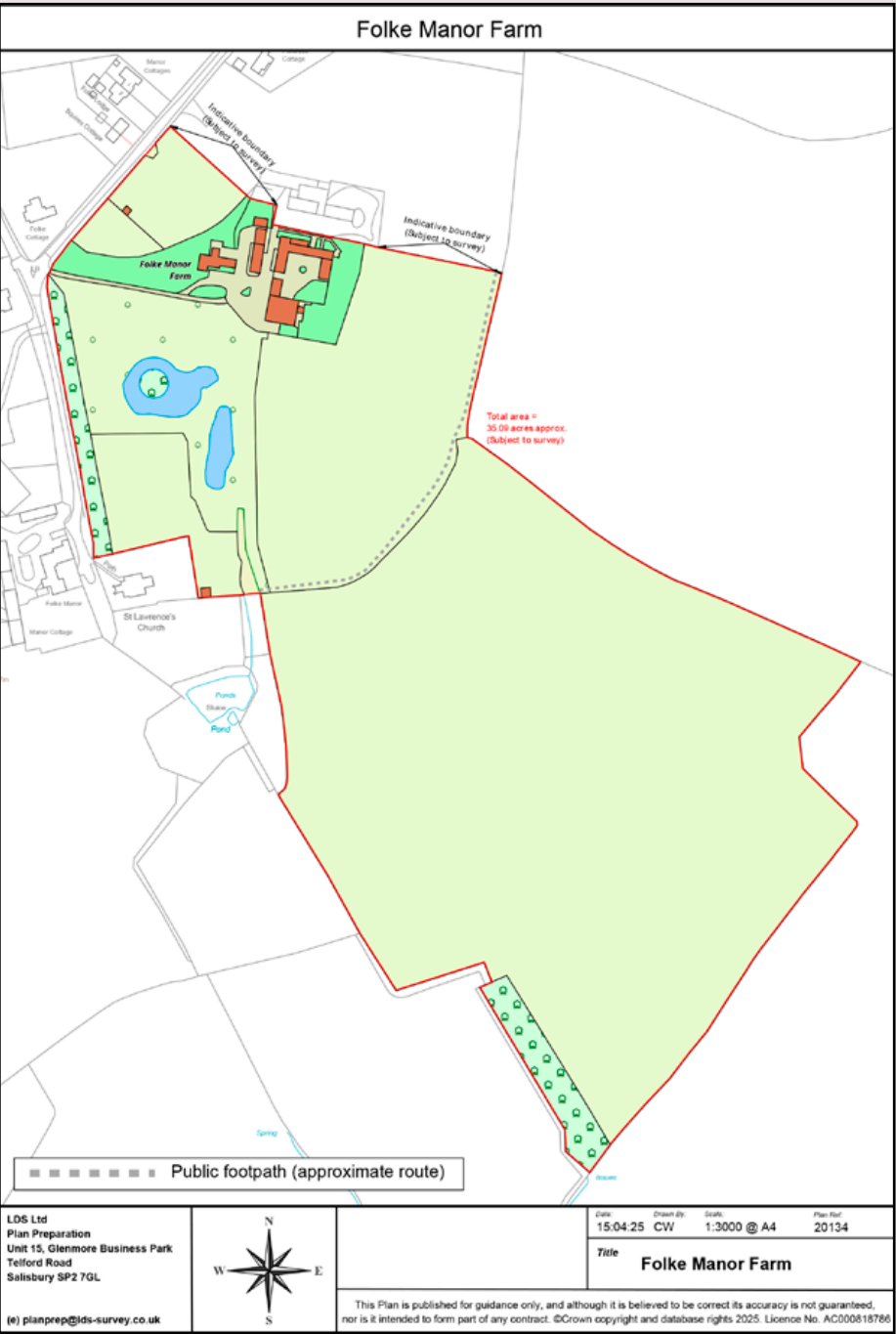
Main house Band F.  
Holiday cottages business rated.

**EPC:**

Main house & holiday cottages all D

**Viewings:**

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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