

# Lime Kiln House Shillingstone, Dorset

## DTII





**Award winning Arts & Crafts style country Estate  
set in 32.83 acres with far fetching views over  
Dorset like no other.**



## Situation

Lime Kiln House is situated in a very private setting within the Dorset Area of Outstanding Natural Beauty and about a mile to the south-west of the village of Shillingstone. The village, which has a population of just under 1,200, is a thriving community with excellent amenities including a general store, two independent shops, C of E primary school, church, pub, garage and cricket club. For broader requirements, the local market town of Blandford Forum (6.5 miles) and the county town of Dorchester (21.3 miles) both provide a wide range of shopping, business facilities and amenities. The locality has good travel links with a direct rail service from Gillingham (12.8 miles) to Waterloo taking about two hours and Bournemouth Airport (23.7 miles) offering connections to UK and international destinations. In addition to the primary school in the village the local area has an excellent range of schools from both the independent and state sectors including The Blandford School in Blandford and Thomas Hardy School in Dorchester, Hanford (3.8 miles), Milton Abbey, the Sherborne schools, Bryanston, Clayesmore and Canford.

*Shillingstone 1.1 miles, Sturminster Newton 4.8 miles, Blandford Forum 6.5 miles, Gillingham 12.8 miles (Waterloo 2 hours), Dorchester 21.3 miles, Bournemouth Airport 23.7 miles. (Distances and time approximate) (Distances and times approximate).*





## Lime Kiln House

Lime Kiln House has a wonderful and unique position that is both private and affords wonderful vistas of the surrounding countryside including views the hills of Hambledon, Duncliffe and Stourhead. It is an impressive country house of about 6,575 ft<sup>2</sup> (610.8 m<sup>2</sup>) and is a fine example of contemporary Arts & Crafts style architecture, which has been extensively refurbished by the current owners to create a family home that has a wonderful feeling of light and space and is superbly equipped. Built of mellow red brick under a tiled roof with deep eaves and with the ground floor rendered, the house has tall ceilings with tall windows allow in the maximum amount of natural light and to optimise the views.

The house has an imposing reception hall with a galleried staircase that leads to the reception rooms and the open-plan kitchen/family room. There are wonderful views from the drawing room, which is panelled with a suspended ceiling, adjacent library and has bi-fold doors opening to the garden. The open-plan kitchen/family room provides a hub for the whole family and is fitted with a bespoke kitchen with work surfaces made from local marble. Beyond the kitchen are the laundry room, boot room, rear hall and the large cinema room, which has doors opening to an area of decking.

The principal bedroom suite on the first floor occupies one side of the house above the drawing room and has an imposing vaulted ceiling and en suite bathroom, from where one of the best views from the house can be seen from the bath. Also on the first floor are the guest bedroom with en suite shower, further three bedrooms and two bath/shower rooms. The family room and sixth bedroom with en suite shower room are accessed via a secondary staircase.



## Leisure Complex, Garaging, Garden & Grounds

Lime Kiln House is approached down a long, meandering drive to an extensive gravelled turning and parking area at the rear of the house. At one end is a separate triple garage with a large studio space in the roof void offering potential additional office or living accommodation, subject to obtaining the necessary consents, with sufficient work space to accommodate several employees. Set within the garden and to one side of the main house is the indoor leisure complex, which comprises a heated swimming pool with ample seating space around it and a wonderful mural, together with a sauna, changing room and WC. The complex also has an integral plant room housing the Heatstar system, which heats the pool as well as dehumidifying the pool area. The house sits in dramatic landscape with a well-stocked lake, extensive areas of woodland and a formal garden with lawns and terraces on different levels. The gardens are a fantastic place in which to take advantage of the spectacular views and ideal for summer entertaining. In all the garden and grounds extend to circa 32.83 acres (13.29 hectares). NOTE: A three bedroom newly built house called The Gate House is located at the head of the drive and maybe purchased by separate negotiation.

## Tenure

Freehold

## Services

Mains electricity. Private water & drainage. Oil-fired central heating with condensing boiler. Heatstar pool heating & dehumidifying system.

## Local Authority & Council Tax Band

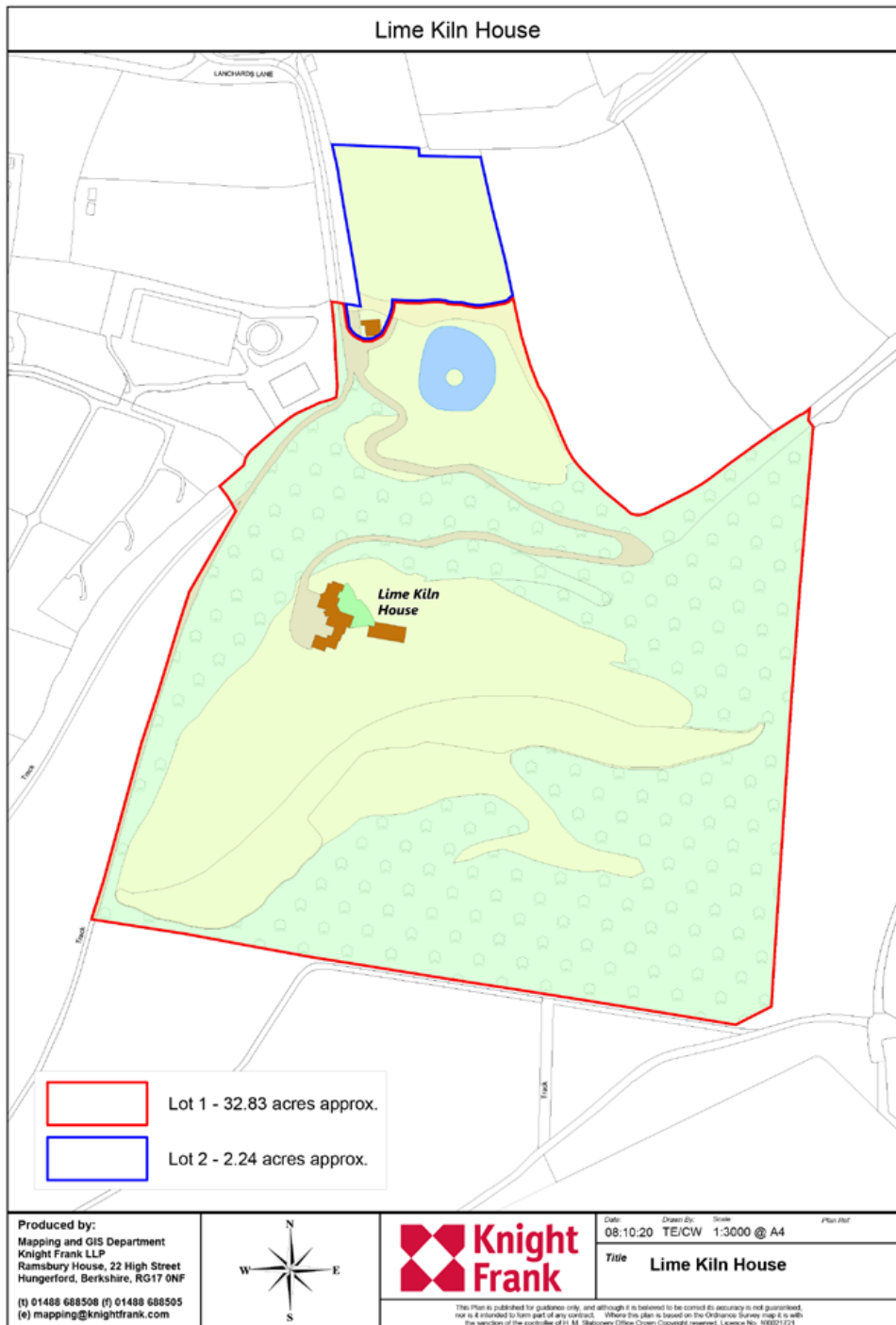
Dorset Council  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Tax Band H.

## Directions (Postcode DT11 0TF)

From Shaftesbury take the A350 southbound signed to Blandford. After 5.1 miles turn right signed to Child Okeford. In Child Okeford travel south along High Street and then turn right onto Station Road and continue for a mile, passing under a railway bridge and then turn left onto the A357. After 1.3 miles turn right onto Poplar Hill and then left onto Lanchards Lane. Continue for about half a mile on Lanchards Lane. The gates to Lime Kiln House will be found at the end of the lane.

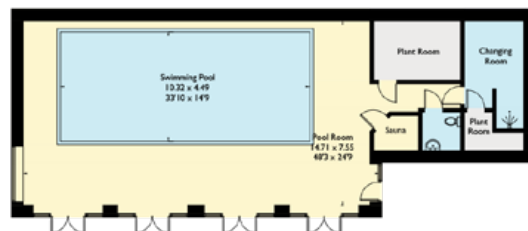




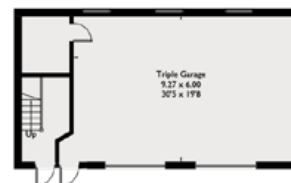
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

**Approximate Gross Internal Floor Area**  
**Main House: 610.8 sq m / 6575 sq ft (Excluding Void)**  
**Leisure Complex: 147.8 sq m / 1591 sq ft**  
**Garage Building: 135.7 sq m / 1460 sq ft**  
**Total: 894.3 sq m / 9626 sq ft**

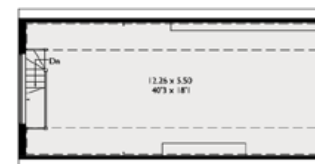
This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



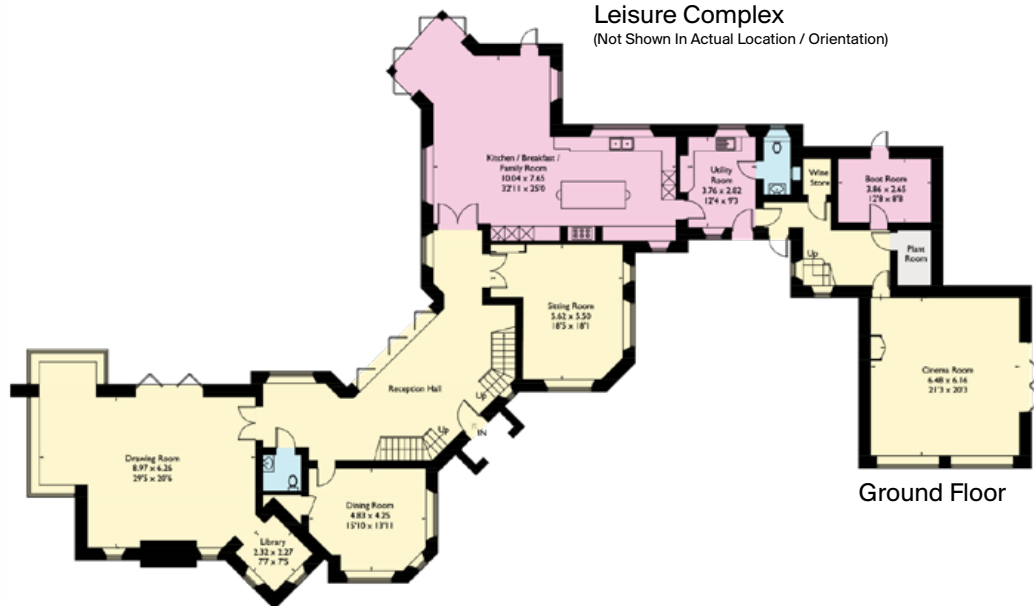
**Leisure Complex**  
 (Not Shown In Actual Location / Orientation)



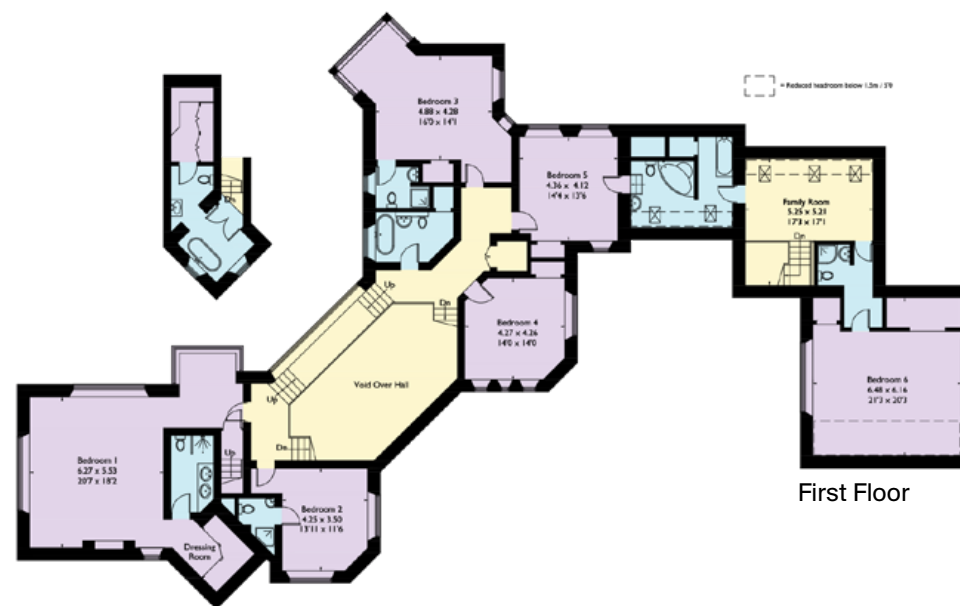
**Garage Ground Floor**  
 (Not Shown In Actual Location / Orientation)



**Garage First Floor**



**Ground Floor**



**First Floor**

**Knight Frank**  
 15 Cheap Street  
 Sherborne, DT9 3PU  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more.**

**Luke Pender-Cudlip**  
 01935 810062  
[luke.pender-cudlip@knightfrank.com](mailto:luke.pender-cudlip@knightfrank.com)



**Connecting people & property, perfectly.**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated September 2020. Photographs and videos dated September 2020. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.