



Home Farm, Iwerne Minster

Offers In Excess Of £350,000

Home Farm, Iwerne Minster, Blandford Forum, Dorset, DT11 8LB

- Delightful Three Bedroom Home Set Within An Exclusive Residential Complex For Those Of 55 & Over
- Principal Bedroom With En-suite Shower Room, Wardrobes & Balcony Overlooking Fields
- Flexible Living Accommodation With Accessibility In Mind
- Spacious, Well-Presented Rooms Throughout
- Countryside Views
- Garage
- EPC: D

LOCATION

Iwerne Minster is a highly sought after village that boasts a thriving community complete with a post office and general store, a pub and hotel. With its winding lanes, the stream that runs through the village, the old pump and the parish church, the village has a quaint charm. Located approximately just 7 miles north is the Saxon hilltop market town of Shaftesbury that provides a further choice of amenities including several restaurants and cafes, as well as a choice of Supermarkets. Nearby Gillingham and Tisbury provide regular train services into London Waterloo and there are also well-run bus services.

THE PROPERTY

Benefitting from no onward chain and occupying an enviable position within the development to take full advantage of the pleasant views across the open countryside, this three-bedroom home is presented in such fashion that allows the new homeowner to simply move in and relax.

The generous accommodation comprises a sizeable entrance hall with accessibility and space in mind before leading through to the main sitting room of which features a delightful bay window making for a focal point of the room whilst also allowing for plentiful natural light throughout.

The dining room is accessed via French doors of which allows the reception rooms to be open as one, or separated into individual rooms as seen fit. A well-equipped kitchen is complemented via an array of built in appliances and room for an informal breakfast bar whilst a charming sun room is a wonderful addition to take in views of the garden and beyond. Completing the ground floor is a useful cloakroom with additional white goods plumbing and further storage cupboard.

Positioned to the rear of the home is the principal bedroom that further benefits from an ensuite shower room and built in wardrobe whilst a standout feature is the balcony creating a lovely vantage point to admire the view and wildlife surrounding the home.

The remaining bedrooms are again sizeable rooms that provide a sense of flexibility to meet a homeowner's needs whilst the family bathroom is a modern, tiled suite.

Alleviable exclusively to those of the age of 55 and over, this property makes for a charming home designed with independence at mind, yet situated within a closeknit community.





HOME FARM

Constructed in 2004, this beautifully presented character-style property forms part of the exclusive Home Farm development, managed by the well-renowned Cognatum Estates. Home Farm is exactly as the name suggests and houses farm buildings that have been converted into spacious properties, each with a rich sense of character.

Further cottages built in the grounds complement the architectural style of the older buildings, and all have conservatories and balconies. The exclusive development is situated within the sought after village of Iwerne Minster and sits within approximately 3.5 acres of communal grounds adjoining delightful open countryside, falling within a designated Area of Outstanding Natural Beauty.

OUTSIDE

Front: A well-established front garden that includes mature shrubbery, flower beds and a lawn, all of which is bordered via a maintained, low level hedge row. Positioned a short walk from the property is garage within a block, complete with electric up and over doors for convenience.

Rear: Again combining a combination of mature shrubbery, flower beds and lawn, the rear garden also boasts a patio area ideal for alfresco dining.

SERVICES

The property is warmed via electric underfloor and ceiling heating. Mains water and drainage are connected to the property.

TENURE

Leasehold - 960 years remaining. Service Charge: £6,112 pa

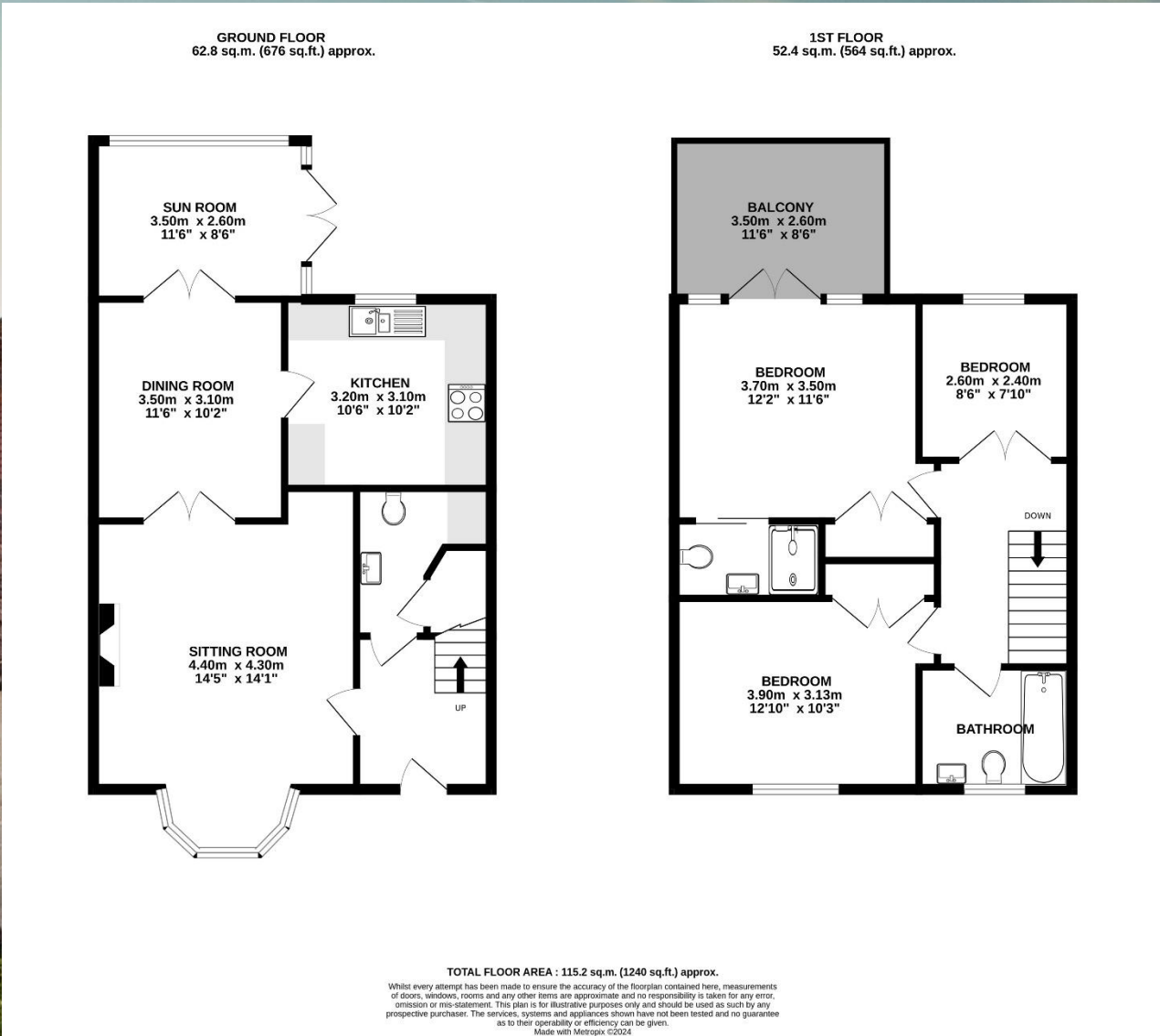
COUNCIL TAX

Dorset Council Tax Band E.

VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.
01747 213106 / sales@boatwrights.co.uk
www.boatwrights.co.uk





Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
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