



31 Home Farm, Tower Hill, Iwerne Minster, Dorset DT11 8LB

A spacious, three-bedroom, end-terrace house with countryside views and within walking distance of local shop.

Entrance Hall

**Downstairs
Bedroom and
Shower Room**

**Sitting Room
Dining Room**

Kitchen

**Two Double
Bedrooms Upstairs**

Bathroom

Garage

Patio Garden

**999 year Lease (from
1984)**

No Ground Rent

55+ Age Covenant

The Property

31 Home Farm is a spacious three-bedroom end-terrace house.

From the entrance hall there is access to the downstairs shower room which has a WC, shower and washbasin. The third bedroom and a large sitting room which has a feature fireplace and double doors leading through to the dining room. There are French doors from the dining room into the garden room at the rear with access to a private patio garden.

The kitchen is accessed from the dining room and the entrance hall and has a range of modern wall and floor units with integrated appliances including a Bosch double oven, electric hob, dishwasher and fridge freezer.

On the first floor, the master bedroom has an en-suite shower room, fitted wardrobes and French doors leading out to a balcony with extensive views of the surrounding countryside. The second double bedroom also has fitted wardrobes. There is also a bathroom on this floor which has a bath, WC and vanity unit.

Guide Price: £375,000 (Leasehold)

The property has an electric underfloor heating system and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located close by the house.

Directions to Home Farm

From Shaftesbury take the A350 to Blandford Forum and after about five miles, having passed through Fontmell Mangna and Sutton Waldron, you will approach Iwerne Minster. Pass Clayesmore Preparatory School on your right and almost immediately turn left into Higher Street.

Pass Shute Lane on your right and continue towards Tower Hill and take the first turning left. Home Farm will be found in about 200 yards.

For viewings please call the Estate Manager on 01747 812 416 or 07384 112 164 (Mon-Fri 9am – 5pm)



Sitting Room



Dining Room



Kitchen



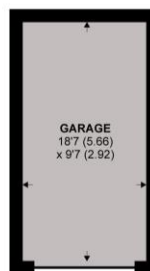
Bedroom 1



Downstairs Shower Room



Aerial View



Rear Garden

Approximate Gross Internals: 143.3 m² / 1543 ft² Council Tax Band : E Energy Performance Rating: E (44) Service Charge: £6,540 pa

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Home Farm

With beautiful views of the church spire and towards the Blackmore Vale, 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. There are several acres of mature, landscaped gardens to enjoy.

It is a short walk to the shop of Iwerne Minster. There is a post office and general store, a pub and hotel and the village shop and cafe also bakes their own bread daily. With its winding lanes, the stream that runs through the village, the old pump, the popular cricket club and the parish church, the village has a quaint charm. Located near Cranborne Chase, an Area of Outstanding Natural Beauty, it has its own river, the Iwerne, and St Mary's has been rated one of England's 1000 best churches. The lively market town of Blandford Forum is just seven miles down the road, and the seaside towns of Weymouth, Bournemouth and Poole are all within an hour's drive.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER

3.5 ACRES

27 PROPERTIES
BUILT 2005

GARDENER



Home Farm



St Mary's Church



Blandford Forum



Weymouth Seafront

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