



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

A spacious, three-bedroom, mid-terrace cottage set in beautiful grounds and within walking distance of local shops.

Entrance Hall

**Downstairs
Cloakroom**

Sitting Room

Dining Room

Kitchen

**Two Double
Bedrooms**

Third Bedroom

Bathroom

Garage

Patio Garden

**999 year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

30 Home Farm is a spacious three-bedroom mid-terrace house.

From the entrance hall there is access to the downstairs cloakroom/utility which has a WC and washbasin and the spacious sitting room which has a feature fireplace and bay windows. The living room leads 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 has a range of modern wall and floor units with integrated appliances including a Bosch double oven, Siemens induction hob, dishwasher and fridge freezer. There is also a water softener installed.

On the first floor, the master bedroom has an en-suite shower room, fitted wardrobes and French doors leading out to a balcony. The second double bedroom also has fitted wardrobes. There is also a third Bedroom /office.

There is electric, underfloor and ceiling heating 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 nearby.

Guide Price: £350,000 (Leasehold)

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.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor

For viewings please call the Estate Manager on 01747 812416 / 07384 112164 (Mon-Fri 9am-5pm)



Sitting Room



Dining Room



Kitchen



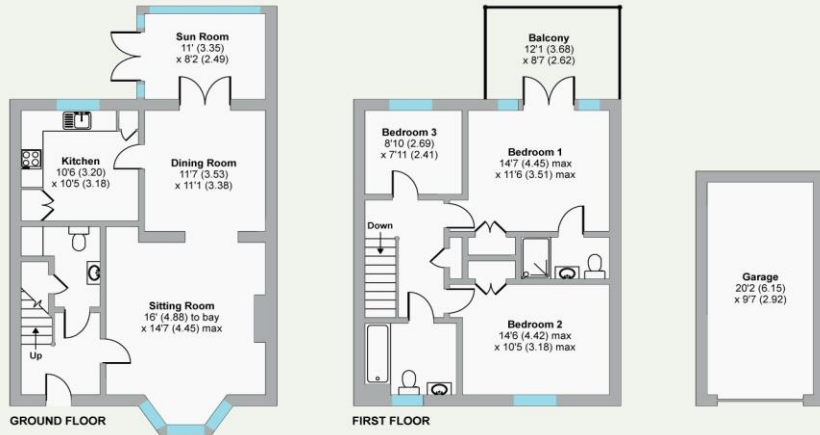
Bedroom 1



Bedroom 2



Bathroom



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Cognatum Property. REF: 1110061



View from balcony

Approximate Gross Internals: Service Charge: £6540 pa Energy Performance Rating: E Council Tax Band: E

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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



27 PROPERTIES
BUILT 2005



RESIDENT
ESTATE
MANAGER



3.5 Acres



GARDENER



Home Farm



St Marys Church



Blandford Forum



Weymouth Seafront

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Cognatum
PROPERTY

RETIREMENT IS OPTIONAL

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