



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

A spacious, two-bedroom first floor apartment overlooking beautiful courtyard gardens and within walking distance of local shops.

Entrance Hall

Sitting Room

Kitchen

**Two Double
Bedrooms**

Bathroom

Two En-Suites

Balcony

Garage

**999 year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

16 Home Farm is a well presented two bedroom first floor apartment situated within beautiful estate grounds.

Upon entering the property there is a large hallway which leads to all main living areas of the property.

The large, spacious sitting room has dual aspect windows and also benefits from a balcony overlooking delightful views.

The kitchen has a range of fitted units along with integrated appliances including a fridge freezer, oven, dishwasher and washing machine.

The property has two spacious double bedrooms both of which host built in storage/wardrobe space and their own en-suites. There is a separate W/C located in the hallway also.

There is electric storage heating and double glazing throughout and a single garage, with light and power, is situated nearby.

Guide Price: £245,000 (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



Hallway



Kitchen



Bedroom 1



Bedroom 2



Bathroom

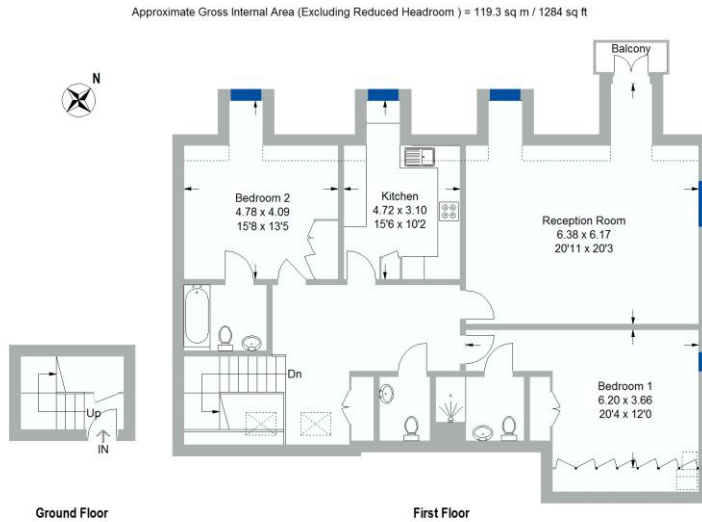


Illustration For Identification Purposes Only. Not To Scale (ID1128659 / Ref 89328)



Balcony

Approximate Gross Internals: 1284 Sq. ft. / 119.3 Sq.m

Service Charge: £6540 pa

Energy Performance Rating: E

Council Tax Band: D

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



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

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

