



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

A spacious, three-bedroom, mid-terrace cottage with no onward chain, overlooking beautiful courtyard gardens and within walking distance of local shop.

Entrance Hall

Downstairs W/C

Sitting Room

Dining Room

Kitchen

Three Bedrooms

Ensuite Master Bedroom

Bathroom

Balcony

Garage

Patio Garden

999year Lease (from 1984)

No Ground Rent

55+ Age Covenant.

The Property

29 Home Farm is a three bedroom mid terrace cottage with a garage and garden in the beautiful and desirable sought after location of Dorset with the benefit of no onward chain.

From entering the property, there is a very spacious hallway and downstairs cloakroom with a useful storage cupboard.

The sitting room entered from the hallway has a lovely feature electric fireplace and bay fronted window with double doors which leads into the dining room. The dining room leads through to the sunroom which has French doors leading out to the beautiful garden. Off from the dining room is the fully fitted kitchen. The kitchen has an integrated Bosch hob, built-in oven and cooker hood. There is also an integrated dishwasher and fridge freezer.

Upstairs the property has a family bathroom and three bedrooms, bedrooms one and two both benefit from built in storage cupboards whilst bedroom one also hosts an en-suite shower room and balcony.

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

A single garage, with light and power, is located in a block nearby.

Guide Price: £349,950 (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 £500 +VAT for the leasehold pack, payable by the vendor together with 1% of sale price plus VAT as stated in the Lease.

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



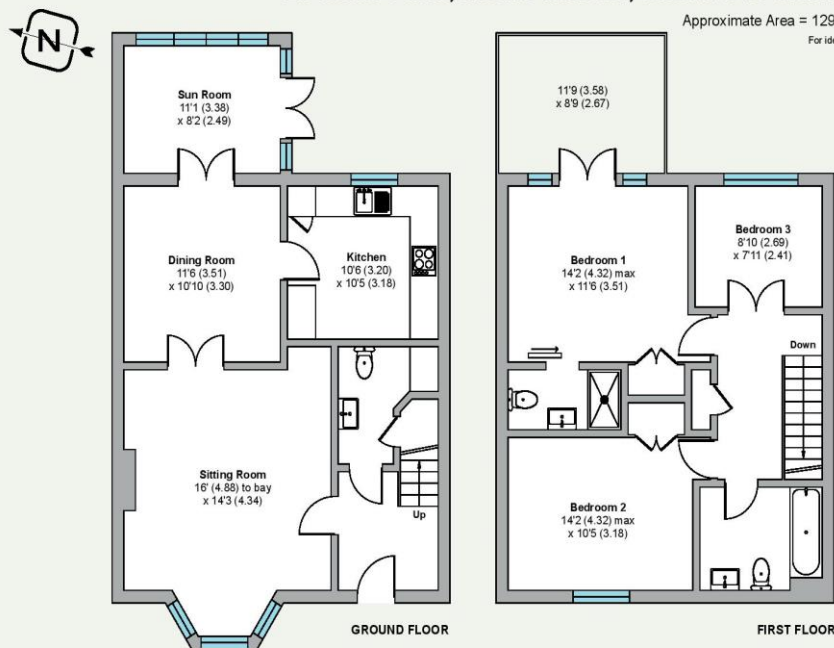
Bedroom



Bathroom

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

Approximate Area = 1294 sq ft / 120.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Cognatum Property. REF: 1050666



Rear Garden

Approximate Gross Internals: 120.2 m² / 1294ft² Service Charge: £6540

Energy Performance Rating: D

Council Tax Band: E

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



Home Farm



St Mary's Church



Blandford Forum



Weymouth Seafront

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