



**26 Home Farm, Tower Hill, Iwerne Minster, Dorset, DT11 8LB**

A spacious, three-bedroom, end-terrace wing house overlooking beautiful courtyard gardens and within walking distance of local shops.



Entrance Hall

Downstairs Cloakroom  
/Utility

Sitting Room

Dining Room

Kitchen

Three Double  
Bedrooms

Bathroom + Ensuite

Sun Room

Garage

Patio Garden

999year Lease (from  
1984)

No Ground Rent

55+ Age Covenant.

## The Property

26 Home Farm is a three bedroom wing house with a garage and patio garden in the beautiful and desirable sought after location of Dorset.

From entering the property, there is a very spacious hallway with an entrance hall to the left that leads to the downstairs cloak/utility room and third bedroom which features built in wardrobes. The sitting room entered from the main hallway has a lovely feature 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 which was newly fitted in 2021. The kitchen has an induction Bosch hob, Bosch built-in oven and cooker hood. There is also an integrated dishwasher and fridge. The freezer can be found in the utility room.

Upstairs the property has a family bathroom and two double bedrooms both with built in wardrobes. Bedroom one benefits from 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: £395,000 (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



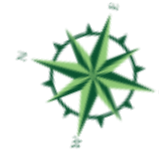
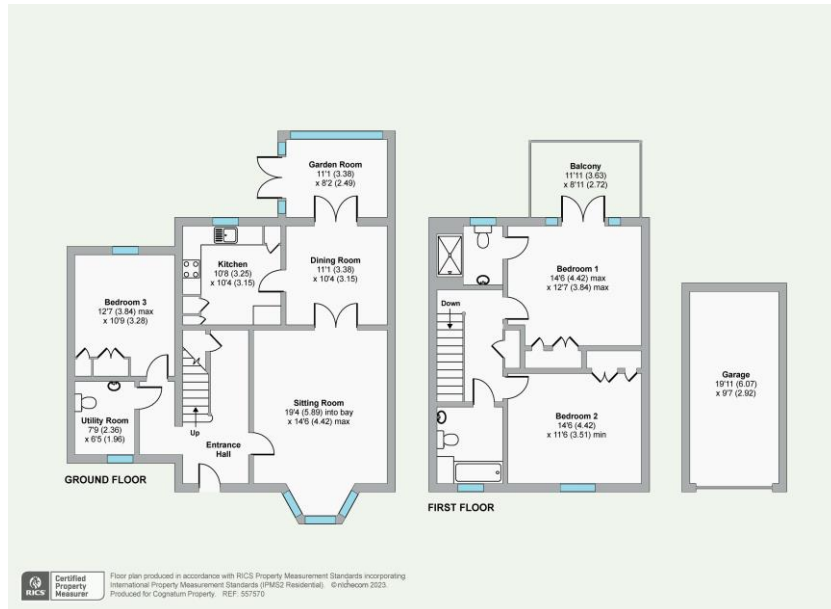
Bedroom 1



Bedroom 2



Bathroom



Rear with garden

**Approximate Gross Internals: 143.99 m<sup>2</sup> / 1549 ft<sup>2</sup> Service Charge: £6,112 pa Energy Performance Rating: E 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



27 PROPERTIES  
BUILT 2005



RESIDENT  
ESTATE  
MANAGER



3.5 Acres



GARDENER



Home Farm



St Marys Church



Blandford Forum



Weymouth Seafont

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Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

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