Symonds & Sampson



Heneford Mill

Chetnole, Dorset

Heneford Mill

Chetnole
Dorset DT9 6PE

A 17th century former 4 bedroom detached mill house located on the outskirts of Chetnole, Dorset.

4 2 2

- Rural Location
- Open fire
- Partly furnished
- Gardens surrounding
- Ample parking
- Outdoor swimming pool

£2,950 Per Calendar Month

Sherborne Lettings
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THE PROPERTY

On entering the house, you will be greeted by a welcoming hallway/sitting room with a wood burner set in a characterful inglenook and an original flagstone floor dating back to the time when the property was a working mill, and the hall was the family's main gathering area. This leads to the living room with old ceiling beams and an impressive open fireplace with the original millstone as the hearth. A dining area, library and TV make the room perfect for both celebratory meals and chilled-out evenings.

At the heart of the house, the generous and light eat-in kitchen features a large central dining table, plenty of windows and French doors opening to the garden, lots of storage cupboards, and plenty of kitchen equipment.

Upstairs, you will find four bright bedrooms with great country views: a very large super king-size master bedroom with an en-suite bathroom and three charming double bedrooms. A large and bright shared bathroom with a shower cubicle and separate bath is also on the first floor.

Although the property is a detached house, prospective tenants should be aware that the property consists of two adjoining dwellings: a barn extension that is connected to the main house, together with a small section of the garden and the farm fields, which are excluded from the letting and retained by the owners for their own use.

The rent is exclusive of all utility bills, including council tax, mains electric, water and drainage.

There is mobile coverage in the area; please refer to Ofcom's website for more details.

According to Ofcom, standard broadband is available to the area via Openreach. Please refer to the GOV.UK website for flood risk.

The property has oil-fired central heating and will be let part-furnished.

Available now for a long let
Rent: - £2950 per calendar month / £680 per week
Holding Deposit - £680
Security Deposit - £3,400
Council Tax Band - G
EPC Band - E

OUTSIDE

Stepping outside, the property has a large garden with views onto extensive grounds. A patio area with flower beds surrounds the house. It is ideal for settling back and enjoying a BBQ on a sunny afternoon or tending to the garden or the vegetable patch if you fancy that. A path leads over to a large outdoor swimming pool.

The delightful River Wriggle runs at the edge of the garden. Care is needed with small children around the pool and river.

The fields and paddocks that the house overlooks are part of a working farm, so expect people tending to animals (sheep, horses and Guinea fowl) every now and again. There is ample private parking to the front of the house. A horse barn and paddocks are part of the farm.







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Household and garden running costs will be shared between the owners and tenants on a pro-rata basis.

The cost of pool heating and maintenance may be excluded from the tenants' bills if they do not wish to use the pool.

SITUATION

Set in an idyllic rural spot in the stunning Dorset National Landscape. The property is within the ancient parish of Melbury Bubb and just a mile from the village of Chetnole, with its country pub and historic church, and is set within miles of tranquil fields and country walks.

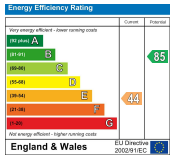
The characterful market town of Sherborne is 8 miles away, with an array of independent pubs, shops, restaurants and historic sites. The house is within easy reach of several good state and private schools.

DIRECTIONS

what3words///clipped.upsetting.outlawing







YEO/KM/05.11.2026

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