



Symonds  
& Sampson

# Hayes Farmhouse

Duntish, Dorchester, Dorset

# Hayes Farmhouse

Duntish  
Dorchester  
Dorset DT2 7DU

An improved and extended farmhouse situated towards the edge of this hamlet enjoying distant views over the surrounding countryside. In all about 5.25 acres.



- Detached 4/5 bedroom house
- Land and paddocks. In all 5.23 acres
- 25' family kitchen / dining room
- Stables, 3-bay barn and outbuildings
  - Easy access to bridleways
- Lovely location with wonderful views
- Close to Sturminster, Sherborne & Dorchester
- Local village with pub, school, shop and good community

Guide Price **£895,000**

Freehold

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## THE DWELLING

Hayes Farmhouse is believed to have Victorian origins and was updated and redesigned in 2006 to provide good family accommodation and a flexible layout. Internally there is an excellent 25' family kitchen/breakfast room opening to the conservatory with both rooms overlooking the paddocks to the countryside beyond. The sitting room has a wood burning stove, there is a good utility room and a ground floor bedroom and cloakroom give flexibility. The principal bedroom is a later edition with an ensuite shower room and Juliet balcony making the most of the wonderful views.

Outside there is a stable yard and variety of outbuildings including a modern 3-bay open fronted implement store/barn.

## ACCOMMODATION

See floor plans – all measurements are approximate.

### Ground Floor

Porch, hall, sitting room, kitchen / dining room, cloakroom, utility room, bedroom 4 / study and conservatory

### First Floor

3/4 bedrooms, 2 bath / shower rooms (1 ensuite)





## OUTSIDE

The property is approached via a 5-bar gate on to the drive which leads down to the house and to the stableyard comprising a range of 5 stables, tack room and feed storage area. There is a variety of outbuildings including a dog kennel, old carport and workshop/store. Beside the drive entrance is an enclosed implement store about 36' x 21' (10.98 x 6.4m). To the south eastern side of the house is the garden which is predominantly laid to lawn and thence a small holding paddock. Off the stable yard is a track leading to a small yard area and modern open fronted

implement store/barn 45' x 30' (13.71m x 9.14m) with box profile cladding. To the south western side of the house are the two principal paddocks bounded by hedges and fencing. In all 5.23 acres (2.11 hectares). There are wonderful views to Bulbarrow and all round with some excellent riding and bridleways on the doorstep.

## SITUATION

Hayes Farmhouse is toward the eastern edge of the hamlet of Duntish, just north of the village of Buckland Newton whilst nestling in the attractive rolling countryside

of the Blackmore Vale. There are far reaching southerly views. The nearby village of Buckland Newton (about 1 mile) has a range of amenities including a primary school, shop, the renowned Gaggle of Geese public house, church and village hall. The County Town of Dorchester and the historic Abbey town of Sherborne are about 10 mile equidistant offering a wider range of shopping, educational, recreational and cultural facilities. Both towns have supermarkets, leisure centres and main line railway stations to London Waterloo. There is a network of footpaths and bridleways in the area for walking and riding.



**DIRECTIONS**

What3words ///roof.milky.width

**SERVICES**

Mains water and electricity. Private drainage. Oil fired central heating.

**MATERIAL INFORMATION**

Standard broadband is available.  
Mobile phone network coverage is limited inside and likely outside.  
(Information from Ofcom <https://www.ofcom.org.uk>)  
Council Tax Band: F





## Duntish, Dorchester

Approximate Area = 2384 sq ft / 221.5 sq m

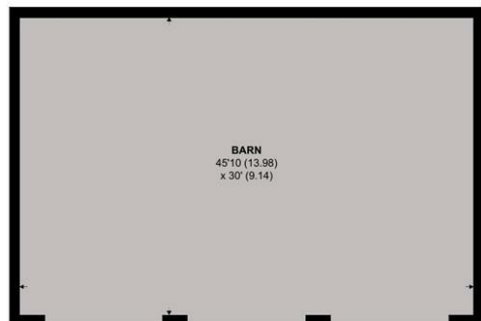
Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuilding(s) = 2446 sq ft / 227.2 sq m

Total = 4898 sq ft / 455 sq m

For identification only - Not to scale

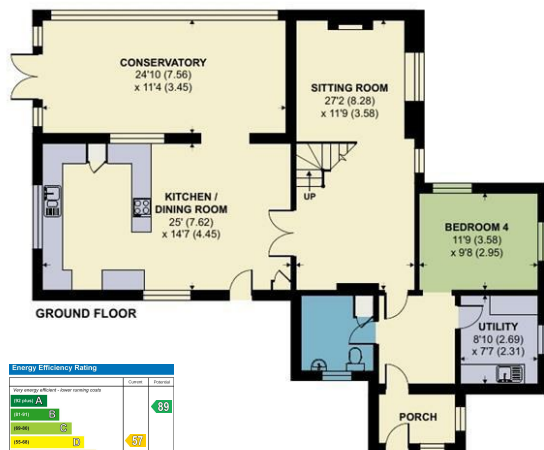
Denotes restricted  
head height



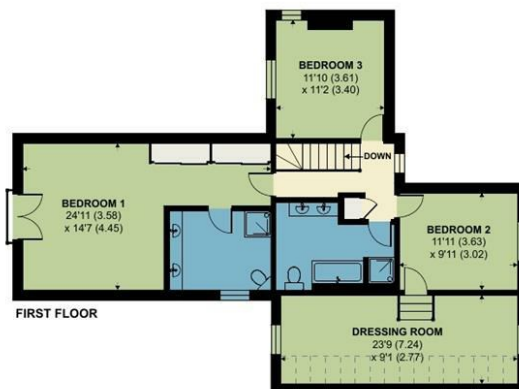
OUTBUILDING 1



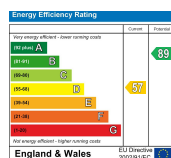
OUTBUILDING 2



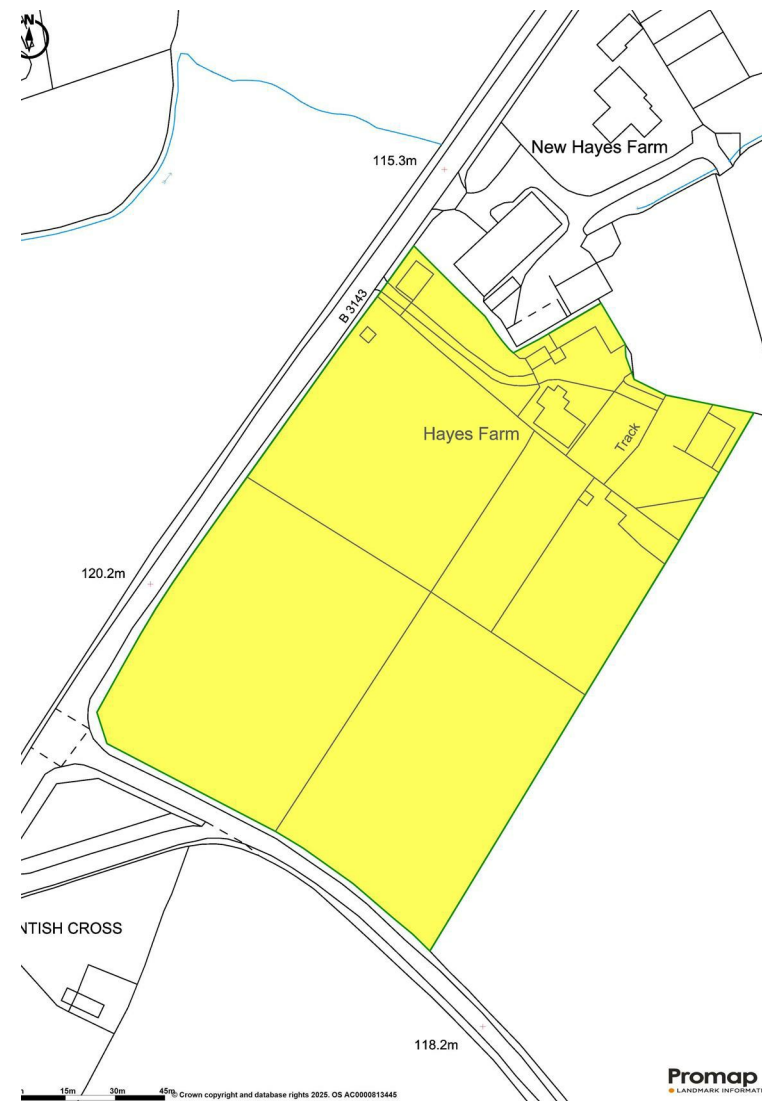
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1295938



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