

Bridles Farm







Bridles Farm, Middlemarsh

Sherborne, Dorset, DT9 5QN

Sherborne 7 miles. Dorchester 11 miles.

A fine opportunity to purchase a characterful four bedroom Grade II listed farmhouse, set within attractive gardens and grounds, along with a pair of single storey, two bedroom holiday cottages, additional buildings and paddocks, in all extending to approximately 6.5 acres. EPC Exempt.

- Income Potential
- Four Bedroom Farmhouse
- Delightful Gardens
- Large Yard Area
- Freehold
- Multi-Generational Living
- A Pair of 2 Bedroom, En Suite Holiday Cottages
- Range of Outbuildings
- Adjoining Paddocks in all Approximately 6.5 acres.
- Council Tax Band F

Offers In Excess Of £995,000

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SITUATION

Bridles Farm is set amidst glorious Dorset countryside, conveniently positioned just off the A352 which links Sherborne and Dorchester. Both towns offer an excellent range of shopping, recreational and educational facilities, with Sherborne — only 7 miles away — renowned for its historic Abbey and providing a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

Bridles Farm centres on a deceptively spacious Grade II listed farmhouse, built of stone and brick under a tiled roof. The house is rich in character, featuring flagstone flooring, Inglenook fireplaces and exposed beams. Complementing the farmhouse are two single-storey holiday cottages which currently generate a reliable income but also lend themselves to alternative uses, including multi-generational living.

The grounds are equally impressive, with a large vegetable plot, orchard, water feature and a range of outbuildings, together with extensive parking and several paddocks — in all extending to about 6.5 acres.

ACCOMMODATION

A glazed door opens into the cross-passage hallway with panelled walls, tiled floor and stairs rising to the first floor with cupboard beneath. To the rear is a glazed porch and a cloakroom with WC and wash hand basin.

The sitting room is a striking reception space, featuring a magnificent box-beam ceiling and Inglenook fireplace with inset log burner on a flagstone hearth. Stone mullion windows overlook the front and rear, incorporating attractive stained glass. Built-in furniture leads through to the snug, which has a cast-iron fireplace with log burner and mullion window to the front.

Adjoining is a study, with rear window and exposed timbers, while at the heart of the home lies the farmhouse kitchen. This includes a 1¼ bowl sink with mixer tap, ample work surfaces, floor and wall-mounted cupboards and drawers, an integrated Bosch induction hob, double oven and grill, and Hotpoint dishwasher. Exposed beams, tiled floor, views from two aspects and a feature Inglenook with bread oven all add to its charm.

The dining room also features exposed beams, dual-aspect views and a stone fireplace. A stable door opens to the garden room, a bright space with insulated roof, glazing on three sides, tiled flooring and French doors to the garden.

Upstairs, the first floor landing reveals exposed cruck beams and roof lights. The principal bedroom has a sloping ceiling, leaded window, exposed beams and an en suite shower room. The family bathroom includes a panelled bath, shower cubicle, vanity unit, WC, airing cupboard with pressurised hot water cylinder and solar thermal system. Bedroom five has a front-facing leaded window and wardrobe.

An inner landing/reading area with sloping ceiling, exposed beams and roof light leads to bedroom three, which features a leaded window, exposed stonework and cruck beam. Bedroom two has a leaded window to the front and fitted wardrobes.













CASTERBRIDGE

Casterbridge is a single-storey stone and brick quoin holiday cottage beneath a tiled roof. The accommodation includes an entrance hall, cloakroom, open-plan living/kitchen/dining room with beams and French doors to the decking, two bedrooms both with en suite shower rooms.

WOODLANDER

Woodlander is of rendered, colour-washed construction with brick quoins and a tiled roof. It offers an entrance hall, two bedrooms (each with en suite shower rooms and fitted wardrobes), cloakroom, fitted kitchen and a lounge/dining room with rear window and French doors to the decking.

OUTSIDE

Bridles Farm is approached via a wide gravelled driveway flanked by post-and-rail fencing and lawns with raised borders. A central path leads to the farmhouse, while adjoining the cottages are two paddocks, bounded by road and woodland which also accommodates the sewage treatment plant.

To the rear lies a large gravel and concrete yard with extensive parking and turning space. This provides access to a block and stone garage (with power, light and cold-water tap) and a timber four-bay barn, three open and one enclosed, which houses the Grant oil-fired boiler and inverters for the 16 solar panels.

Behind the farmhouse is a lawned garden with a large vegetable plot, orchard, sunken terrace and a water feature with pond and footbridge giving access to the fields. There is also a private walled sun terrace and a useful polytunnel. A three-bay pole barn, two field gates and naturally hedged, tree-lined pasture complete the setting.

In all, the land extends to approximately 6.5 acres.

VIEWINGS

Strictly by appointment through the vendors selling agent, Stags, Yeovil office. Telephone 01935 475000

SERVICES

Mains water and electricity are connected. Private drainage.
Oil fired central heating. 16 solar panels, solar hot water system with an unvented pressurised hot water system.
Mobile Coverage: O2, Three, EE and Vodafone (some service may be limited - Ofcom)
Broadband availability: Standard and Ultrafast (Ofcom)
Flood Risk Status: Very low risk (Environment agency)

DIRECTIONS

From Sherborne take the A352 south towards Dorchester. After approximately 7 miles and on entering Middlemarsh, Bridles Farm will be seen on the right hand side.

AGENTS NOTE

A public footpath and bridleway cross the land

Approximate Area = 2384 sq ft / 221.4 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Outbuilding = 602 sq ft / 55.9 sq m
Woodlander & Casterbridge = 1345 sq ft / 124.9 sq m
Garage = 313 sq ft / 29 sq m
Total = 4667 sq ft / 433.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1343595

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