



**Connells**

4 The Old Coach House  
Iwerne Minster Blandford Forum



## Property Description

Iwerne Minster is an ancient Dorset village with roots stretching far back into prehistory. Its name comes from the River Iwerne, which may derive either from a Celtic goddess. By the time of the Domesday Book in 1086, the village appeared as Euneministre, already tied to Shaftesbury Abbey, which owned the land and several associated chapels and where the "Minster" derived its attachment to the village name.

The village was renowned for its linen button-making trade, at the centre of the village stands the Church of St Mary, notable for its medieval spire—one of only three such church spires in Dorset. Much of the surrounding village layout, its lanes, cottages, and mature greenery, reflects the layered history that has shaped Iwerne Minster over more than a millennium.

**The Property:**  
This charming former coach house has been beautifully converted to retain its period character, featuring exposed timber beams, original architectural details and a warm, inviting atmosphere throughout. Set on the first floor in a loft-style arrangement, the apartment offers generous space and unique historic charm.

Inside, you'll find two well-proportioned bedrooms, each accompanied by a bathroom/shower room. A large fitted kitchen and equally large reception room and dining area, creating a versatile living space ideal for both relaxing and entertaining.

The home also benefits from its own private parking,

## Ground Floor Entrance

Entrance Door leading to small entrance hallway with Stone floors and spinelle stairs to first floor. Electric Cupboard with fuse boxes.

## First Floor Hall

Hallway leading to Dining area, Both Bedrooms and main bathroom. Cupboard housing the heating system, water tank and electric boiler. Radiator.

## Dining Room

A bright room with exposed period beams sloping roof, two skylight windows, oak flooring and access to the main Reception Room and Kitchen. Radiator.

## Kitchen

Large bright room with two skylight windows to side and an extensive range of custom painted base units, inset sink with mixer taps, a washing machine, dishwasher and fridge freezer, Built in stainless steel Electric oven, inset electric hob and stainless steel extractor cooker hood with matching splash back. Tile floors and period exposed beams.

## Reception Room

Bright room with vaulted ceilings with exposed period beams, skylight to dual aspects and a pretty, round window with stained glass flooding the room with light. Feature fireplace with inset real fuel log burner. Oak flooring. Radiator.

## Main Bedroom

Interesting room with vaulted ceiling and extensive exposed period beams large double glazed windows to side and some views to the open fields nearby. Built in Double Wardrobe. Radiator. Door to En Suite.

## Bedroom Two

Large window to side, range of built in wardrobes which lends the room to a dressing room or second Bedroom. Wood Floors. Radiator.

## Main Bathroom

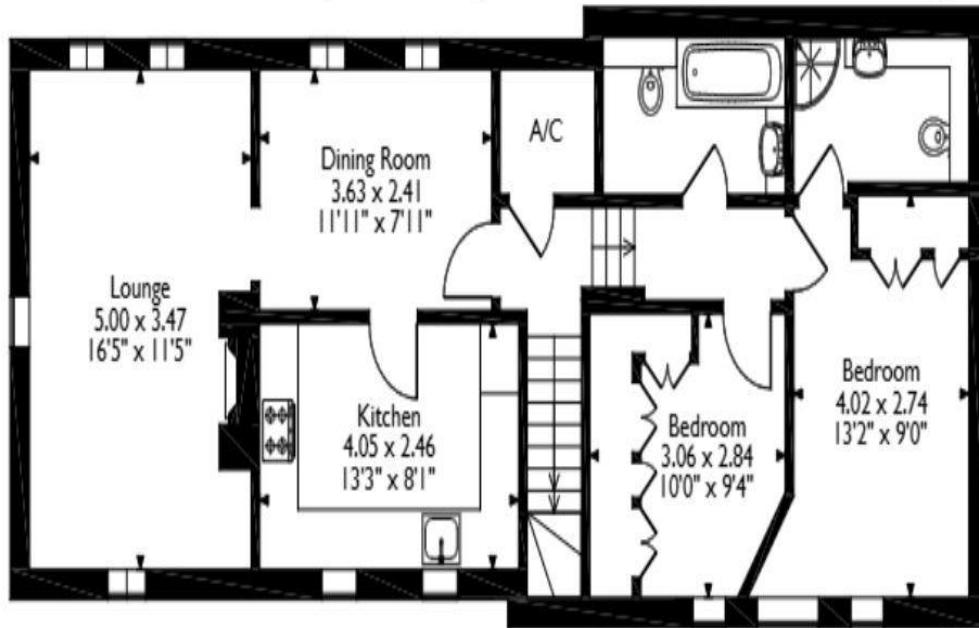
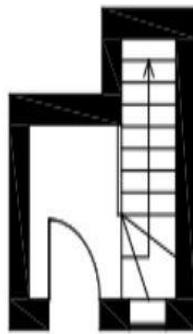
Spacious bathroom with exposed beams, modern white suite with low level WC, Panelled bath with mixer taps and shower attachments, Vanity wash basin with mixer taps and cupboard with a mirror above.

## Outside

The property is set in the former stable buildings of the old coaching inn there is one allocated parking space for the property. Within 100m of the pretty and well stocked village shop allowing you to stock before embarking on the many amazing walks from the village.



Approximate Gross Internal Area  
82 Sq M/883 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLF306508](http://connells.co.uk/Property/BLF306508)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### directions to this property:

Start: 20 Salisbury Street, Blandford Forum, head north on Salisbury St/B3082 toward Whitecliff Mill St then continue straight to stay on Salisbury St/B3082 then continue to follow Salisbury Street turning left onto Higher Shaftesbury Road then continue onto Shaftesbury Lane. At the Sunrise Roundabout, continue straight onto Higher Shaftesbury Road and then onto Boyne's Lane for 5.4 miles, Turn left onto Tower Hill, continue onto Higher St and Iwerne Minster, Blandford Forum, UK

EPC Rating: D Council Tax Service Charge: Ask Ground Rent:  
Band: D Agent 100.00

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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