MORTON NEW
COUNTRY PROPERTIES

Kings Stag, Sturminster Newton

A truly exceptional Grade II listed farmhouse offering an increasingly rare combination of character, space and versatility, together with an attached three-bedroom cottage, traditional stone barn with two stables and a hayloft, and just under four acres of gardens and paddocks. Rich in history and period detail, the property is ideal for family life, multi-generational living or those looking for an impressive country home with excellent equestrian potential.

Approached through electric gates, the property enjoys an attractive and private setting, with extensive off-road parking and grounds extending to just under four acres. Mature trees, including established oaks, a small wooded area, gardens and securely fenced paddocks create a wonderful sense of space and privacy.

The main farmhouse provides four double bedrooms and generous reception accommodation, including a large entrance hall, study with wood burner, separate dining room and an impressive sitting room with old oak panelling and a substantial wood-burning stove. The kitchen is fitted with an Aga and separate electric oven, while two boot room/utility areas add excellent practicality.

The attached cottage has its own kitchen, dining room, sitting room, three double bedrooms and private garden, providing highly flexible additional accommodation. Outside, lawns, patio areas, fruit trees and raised vegetable beds sit alongside the paddocks and traditional stone barn, completing a particularly appealing country property with character, land and equestrian facilities.

The Property

Inside

Ground Floor

The main entrance opens into an impressive and spacious reception hall with wooden flooring, immediately giving a sense of the scale and character found throughout the farmhouse. To one side is a study with tiled flooring and a wood-burning stove, providing an inviting home office or additional reception room. There is a separate dining room with an attractive feature fireplace, currently decorative rather than working, while the principal sitting room is an especially striking space with beautiful old oak wall panelling and a substantial wood-burning stove providing a wonderful focal point. The kitchen continues the traditional country feel and is fitted with an Aga together with a separate electric oven, with double-glazed timber windows providing natural light. Two boot room/utility areas provide valuable practical space for country living.

First Floor

The first floor provides four double bedrooms, giving the farmhouse excellent family accommodation. The principal bedroom is particularly generous and is well served by the bathroom accommodation at this level. One of the bedrooms additionally benefits from an en suite WC and wash hand basin. There are two bathrooms on the first floor, providing plenty of facilities for the four bedrooms. Character features remain evident throughout the upper floor, while newly fitted carpets give the accommodation a fresh finish.

The Cottage

Attached to the farmhouse is a substantial and self-contained three-bedroom cottage, offering excellent flexibility for a wide range of buyers. The accommodation includes its own kitchen, separate dining room and sitting room together with three double bedrooms.

Importantly, the cottage also enjoys its own garden, helping it to retain a genuine sense of independence from the main farmhouse. It would work particularly well for multi-generational living, visiting family or guests, while also offering considerable scope for those requiring ancillary accommodation alongside the principal home.

Outside

Gardens and Grounds

The property stands in just under four acres, comprising a particularly attractive mixture of garden, paddocks, mature trees and a small wooded area. The formal gardens are predominantly laid to lawn and contain a number of mature specimen trees, including impressive oaks. There are several areas from which to enjoy the grounds, including patio seating areas, together with fruit trees and productive raised vegetable beds edged with railway sleepers.

The remainder of the acreage has been divided into paddocks and is predominantly securely fenced, creating an extremely useful arrangement for horses or other livestock and making the property particularly attractive to an equestrian purchaser.

Barn and Stables

A handsome traditional stone barn forms an important part of the property and complements the farmhouse beautifully. The building incorporates two stables together with a hayloft, providing useful equestrian facilities as well as considerable additional storage.

Parking

Electric gates open from the road onto the private driveway, with extensive off-road parking available for numerous vehicles.

Useful Information

Council Tax Band TBC
Energy Efficiency Rating – Exempt
Oil fired central heating
Private treatment plant
Freehold

Location and Directions

King's Stag is a small rural hamlet in north Dorset's Blackmore Vale, about three miles west of Sturminster Newton. Known for its tranquil setting and the charming King's Stag Memorial Chapel, built in 1914, the hamlet centres around a crossroads with The Green Man pub, a popular stop for walkers exploring the surrounding countryside and nearby Stock Gaylard Deer Park. Everyday essentials can be found in nearby Hazelbury Bryan, with wider facilities in Sturminster Newton, and the larger historic towns of Sherborne, Blandford Forum, and Dorchester all within easy reach. The area is well served by both state and independent schools.

Postcode DT10 2BE

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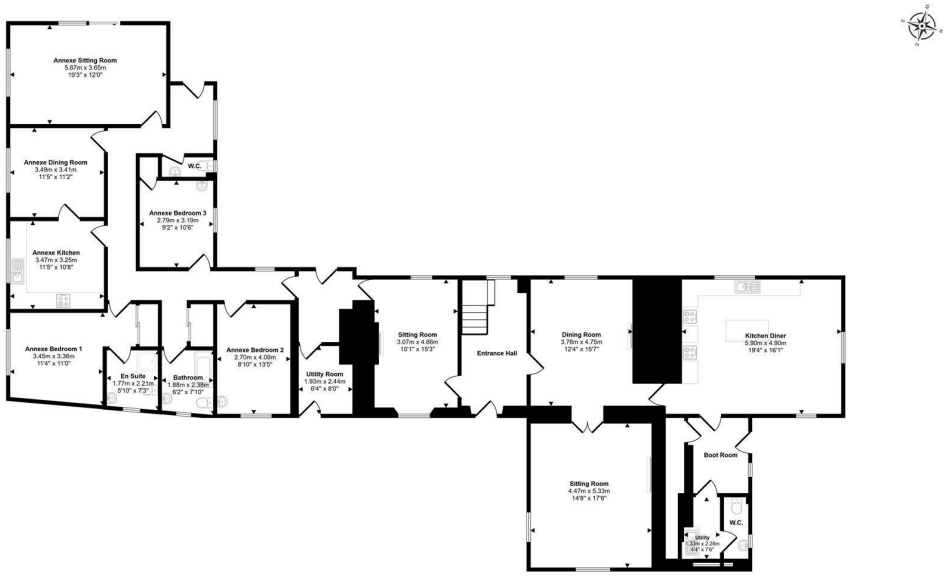
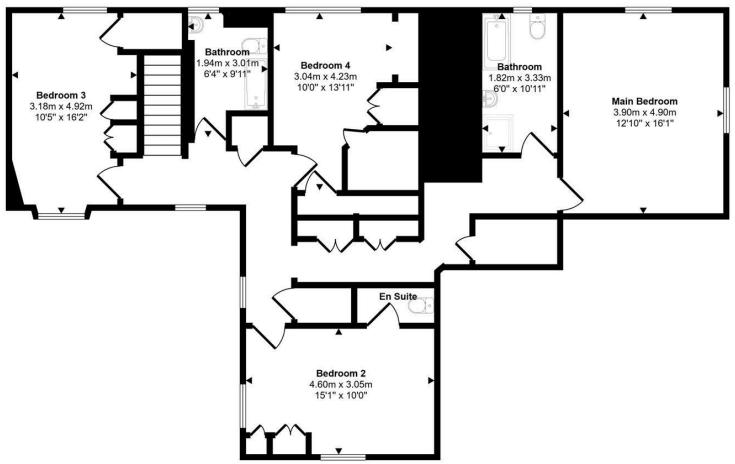


Ground Floor
Approx 284 sq m / 2846 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 115 sq m / 1237 sq ft

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