



LOWER FARM




Corscombe, Dorchester, Dorset



A PRETTY GRADE II LISTED FORMER FARMHOUSE

situated in a popular West Dorset village, with extensive stone outbuildings, gardens, grounds and outdoor swimming pool.

In all about 8.57 acres

			EPC
6	4	4/5	E

Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Postcode: DT2 0PA What3words:/// inhaled.sorters.skidding

Services: Mains water, electricity and drainage. Oil-fired central heating. Fibre broadband.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Lower Farm is situated on the edge of the popular, small, rural village of Corscombe on the northern slope of the Dorset Downs, designated an Area of Outstanding Natural Beauty. Located approximately 10 miles from the market town of Bridport and the nearby Jurassic Coast, the village has a pub (The Fox Inn) a church, cricket ground, village hall, farm cafe, children's play area and a cookery school. The nearby small market town of Beaminster has a good range of local shops and eateries. The village has immediate access to miles of footpaths and bridleways and there are good, accessible transport links, including a regular train service from Crewkerne to Waterloo (2.5 hours) along with access to the nearby A356 and A37. The local area offers a choice of schools from both the independent and state sectors. These include Perrott Hill at North Perrott, the Sherborne schools, Beaminster School and Thomas Hardy School (both state secondary).







LOWER FARM

A Grade II listed former farmhouse believed to date from circa 1700. Lower Farm is constructed of stone elevations under a predominately thatched roof with stone gable copings and brick chimneys. The north-east rear wing is roofed with slate tiles (circa one third of the total roof). The accommodation is arranged over two floors and has many historic period features including stone fireplaces and an attractive wooden staircase. Gravelled parking at the rear accesses two entrances, one through an attractive walled courtyard into an entrance hall, and the other into a bright conservatory porch. This then leads to an inner hall accessing the kitchen/breakfast room. The kitchen is well-proportioned with the breakfast room providing direct access to the dining room. At the end of the dining room, a couple of steps lead up to the entrance hall, with a downstairs WC adjacent to the main staircase. The remaining reception rooms connect to the entrance hall and include a study, large drawing room and living room with access to a utility room and downstairs shower. On the first floor there are six double bedrooms (two with ensembles) and two additional family bath/shower rooms. The property has a range of outbuildings including a large garage with wine cellar, stores and a spacious and light first floor office/playroom. Further outbuildings include a storeroom, pool house, summer house and a stable block consisting of 4 stables, two stores, a carport and a kennel.







GARDENS AND GROUNDS

The property is approached off the village road through pretty stone gate piers with balled finials and twin timber gates leading onto a gravelled parking area accessing the house and garden. The garage with large first floor conversion, sits opposite the house and behind this is a large kitchen garden with greenhouse and raised beds. The main garden lies to the rear and side of house and can be accessed by the walled courtyard leading from the hall. There are extensive formal lawns, herbaceous borders, mixed shrubs and mature trees, all surrounded by mature hedging providing privacy. There is an outdoor salt-water swimming pool with paved surround and pool house. A large field lies north-west of the garden. Across the lane from the house, there is access to a large concrete yard with extensive parking and a range of outbuildings including a stable block. Adjacent to the yard area there is a large pond and paddock. In all about 8.57 acres.







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This is an aerial photograph of a large, multi-story stone house with a grey slate roof. The house features a prominent gabled section with a large window. To the right of the main house is a rectangular swimming pool with a blue cover. The property is surrounded by lush green lawns, numerous trees, and a parking area with several cars. In the background, there are more buildings and a dense forest. The Knight Frank logo is overlaid in the upper center of the image.