



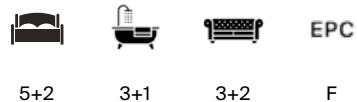
# NASH COURT FARMHOUSE

Marnhull, Dorset



# AN ATTRACTIVE GRADE II LISTED FORMER FARMHOUSE

situated on the edge of a popular village with extensive outbuildings, courtyard, a two bedroom flat, large garden with outdoor swimming pool and two level paddocks. In all about 5.1 acres.



Local Authority: Dorset Council

Council Tax band: G (Flat: C)

Tenure: Freehold

Postcode: DT10 1JZ What3words://dabbling.signature.coach

Services: Mains water and electricity. Private drainage. Oil-fired central heating.

Viewings strictly by appointment only through Knight Frank LLP



## SITUATION

Nash Court Farmhouse is situated on a quiet rural lane on the outskirts of Marnhull, a popular and active Dorset village with excellent amenities including three churches, village hall, two primary schools, GP surgery/pharmacy, garage, two pubs and several local shops. For wider day to day needs the nearby towns of Sturminster Newton (4 miles), Gillingham (5.5 miles) and Shaftesbury (7.5 miles) have a large selection of leisure, shopping and business facilities. There are mainline rail services from Gillingham to London Waterloo (2 hours) and from Castle Cary to Paddington (90 minutes). There are airports at Bournemouth, Bristol and Exeter, all easily accessible offering connections to UK and international destinations. The area has excellent schooling from both the independent and state sectors, including Gillingham School (state secondary) and Port Regis, Clayesmore, Hanford, the Sherborne schools, Canford and Bryanston (independent sector).







## THE PROPERTY

Nash Court Farmhouse is a Grade II former farmhouse believed to have 17th century origins. The house is constructed of Marnhull stone elevations under a slate roof with brick chimneys. The accommodation (which requires some modernisation) offers excellent family orientated living. You enter the property into a wide hall with the sitting room and drawing room flanking each side. The hall leads directly through the house to the rear hall/door allowing natural light to flood through the centre of the house. There is a circular flow which leads from the back hall into the kitchen at the rear, wrapping around to the large dining room at the front and connecting back into the drawing room. There is a WC, utility room and access to two large store rooms at the back which offer potential to create a large kitchen/family room (subject to necessary planning/listed building consents). The stairs rise from the hall to a large landing with four double bedrooms lying to the front of the house. The principal bedroom lies on the North side with a large dressing room and ensuite bathroom, a secondary flight of stairs leads from here to an extensive attic space, offering potential for conversion (subject to the necessary planning/listed building consents). There is a fifth bedroom/dressing room which connects to bedroom three and into one of the two family bathrooms. There is additional accommodation in Nash Barn, which is a first floor two bedroom apartment lying above the workshops with private ground floor access. This comprises of a downstairs utility room, with stairs leading to a spacious apartment with two large reception rooms, kitchen, bathroom and two double bedrooms.







## OUTBUILDINGS, GARDENS AND GROUNDS

Nash Court Farmhouse is accessed via two separate driveways with one leading to the main house, onto an extensive gravelled parking area, and the other into the main courtyard which is surrounded by the property's extensive outbuildings. These include an old stable block, two open fronted machinery stores, block built agricultural building, pool access building with additional store room and Nash Barn which has been converted into a first floor flat above two large workshops. These buildings have potential for development subject to planning approval/consents. To the front of the house is a level lawn with mature borders enclosed by a stone wall. The main garden lies to the rear with a large stone terrace, further lawn with stocked borders and mature planting. At the far end is a kitchen garden with fruit cages, large planting area and a greenhouse. The outdoor swimming pool lies on the opposite side of the garden with high walling on all sides providing security and privacy. There are two level paddocks, one directly behind the garden and the other to the west of the courtyard driveway. There is a footpath that runs along the road side edge of this paddock which could easily be fenced off. In all about 5.12 acres.





# Nash Lane

## Marnhull, Sturminster Newton



Gross Internal Area (Approx.)

Main House = 381 sq m / 4,101 sq ft

Nash Barn Annexe = 133 sq m / 1,431 sq ft

Nash Barn Stores = 84 sq m / 904 sq ft

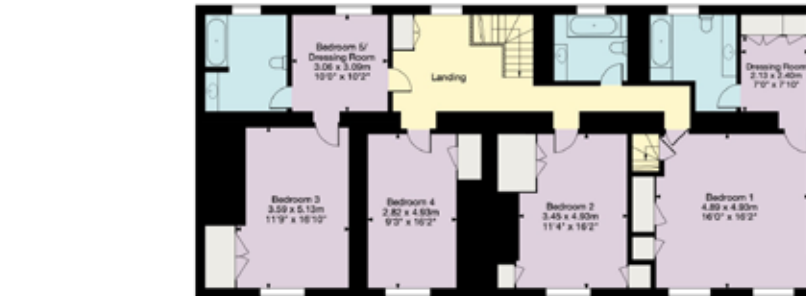
Total Area = 598 sq m / 6,436 sq ft



Ground Floor  
Nash Barn



First Floor



First Floor



Ground Floor  
Main House

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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