





## 17 Home Farm, Iwerne Minster, Blandford Forum, Dorset, DT11 8LB

What 3 Words: ///diplomas.fluid.undertone



### Key Features

- An Exceptional Residence Offering Over 1800 sq. ft Of Accommodation
- Highly Desirable Over 55's Development In A Popular, Traditional Dorset Village
- Three Bedrooms Including Executive Main Suite With Dressing Area & En Suite
- Stunning Sitting / Dining Room
- Classically Presented Throughout
- Beautiful Communal Grounds Of Approx. 3.5 Acres
- Car Port
- Visitor Parking

**Tenure: Leasehold | EPC Rating: Awaited | Council Tax Band: E |**

#### Leasehold Details:

999 Year Lease that commenced in 1984

Ground Rent: £0

Service Charge £1,708 per quarter, includes personal response from the resident Managers, garden maintenance and grass mowing, window cleaning, gutter-clearing, rubbish collection, outside decoration, and personal alarm. on-site cable provides all TV channels.

### Inside The Home

17 Home Farm is one of several attractive houses in the village originally built by the owner of SS Titanic. The property, set in peaceful grounds of 3.5 acres, with views over the Blackmore Vale, is spacious and welcoming. Glass doors from the Entrance Hall open into the Sitting Room, with its underfloor heating and stylish fireplace. The Dining Room beyond looks out through French windows into the private garden.

The Kitchen is equipped with Wren fitments, a full-height freezer, matching fridge, and Bosch cooker. Upstairs, spacious Bedrooms - one en-suite - and a family bathroom, open off the Landing.

### Outside

Externally, the charming, private rear garden has flowering cherry, roses, and a lavender-lined path to the gate. The patio is ideal for alfresco meals. The communal grounds are particularly pleasant, with colourful shrubs and trees including flowering cherries, benches to sit and enjoy the wildlife in the woodland, including owls, woodpeckers, jays, hares.

### Home Farm

With beautiful views of the church spire towards the Blackmore Vale, Home Farm is an attractive collection of converted farm buildings, each with a rich sense of character, and all within walking distance of the highly popular village of Iwerne Minster. Together with a bustling village shop (with PO counter), there is also a pub/hotel. With its winding lanes, a chalk stream that runs through the village, the old pump and the parish church, the village has a quaint charm.

### Location

Iwerne Minster has a well-supported church, regular bus service, popular pub, and an excellent shop containing the Post Office. The village has plenty to offer: a Walking Group, Horticultural Society, Village Club (annual Panto, regular socials); and Clayesmore school welcomes visitors to Concerts Nearby is the Rushmore golf club, Shaftesbury Arts Centre, Salisbury - famed for its Cathedral, Theatre, and its array of shops & restaurants

### Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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Approximate Gross Internal Area  
171.8 sq m / 1849 sq ft



Illustration for identification purposes only. Not to scale  
Ref: 191881

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**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

10 April 2026