



Symonds
& Sampson

Iwerne Springs

Iwerne Minster Dorset

Iwerne Springs

Blandford Road
Iwerne Minster
Blandford Forum
Dorset DT11 8QN

A well-presented detached five bedroom bungalow in 5 acres of grounds and ponds located in a peaceful spot in this popular village. Available in 2 lots.

5.32 acres (2.15 hectares)

- Individually designed single storey dwelling extending to almost 2,000 sq.ft
 - Well-presented and neutrally decorated interiors
 - Potential for a range of alternative commercial, recreational or development uses
- Woodland, lawned gardens and extensive parking area
- Tucked away in a quiet spot in one of Dorset's most desirable villages
 - Available in 2 lots

Guide Prices:
Lot 1 - £875,000
Lot 2 - £125,000
Whole - £995,000

Freehold

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INTRODUCTION

Iwerne Springs is set in a beautifully tucked away position in one of the most desirable villages in Dorset. It was initially created as a watercress farm in the 1960's and changed use to a trout farm in the early 1980's and the dwelling constructed in the mid 1980's. The trout farm was managed, then subsequently purchased by the current vendors. Part of the land was sold in 2020 to develop 6 premium houses known as Talbot Courtyard.

The property is still operated as a commercial trout farm but could be suited to coarse fish, ornamental fish, aquaculture, horticulture, ornamental gardens, commercial recreation or sporting uses or simply lifestyle and residential enjoyment.

THE FARMHOUSE

An individually designed single storey dwelling constructed of brick elevations under a pitched tiled roof which has undergone several alterations and upgrades by the current vendors and now provides very practical and well-presented in neutral colours, family accommodation. The highlights are:

- a large triple aspect main sitting room with a fireplace and French doors onto a lawn overlooking the main lake,
- the main bedroom also has French doors opening on to a private south west facing decked terrace,
- the adjoining bedroom 4 is currently used as a dressing room,
- a dining room with modern Dovre pedestal multifuel burner, stone tiled floor and large open arch to:
- a modern farmhouse style kitchen with plentiful units, a Rangemaster and breakfast bar,
- the original garage has been converted to a much more practical office, shower room and dog room.



THE GROUNDS

The property is accessed along a shared lane which quietly weaves between the playing fields of Clayesmore School and Talbot Courtyard to the double electric gated entrance of Iwerne Springs. A gravel drive leads to the dwelling, a timber workshop and a concrete block machinery store.

It opens out to an area with a series of concrete base raceways and a polytunnel which housed a former trout hatchery and a large level parking area. Located here are two 60 ft deep boreholes with an abstraction licence for 200,000 gallons / day. Off the entrance is a timber stable and field shelter.





THE PONDS

The ponds are fed naturally by the River Iwerne, a chalk stream which rises in the village and joins the River Stour at Stourpaine. The river runs along part of the southern boundary with the flow partially directed to the ponds to provide the natural flow required for trout production. The farm currently has a flow through licence for 900,000 gallons / day from the River Iwerne.

There are 9 ponds in total covering 1.53 acres, arranged in 3 sections. The largest pond is an amenity lake for the farmhouse with a pontoon in the garden and a number of



willow trees surrounding the lake providing cover for birds and ducks. Near the entrance are 3 linked trout ponds, divided by concrete walls with sluice gates to control water levels. These are only approximately 4ft deep.

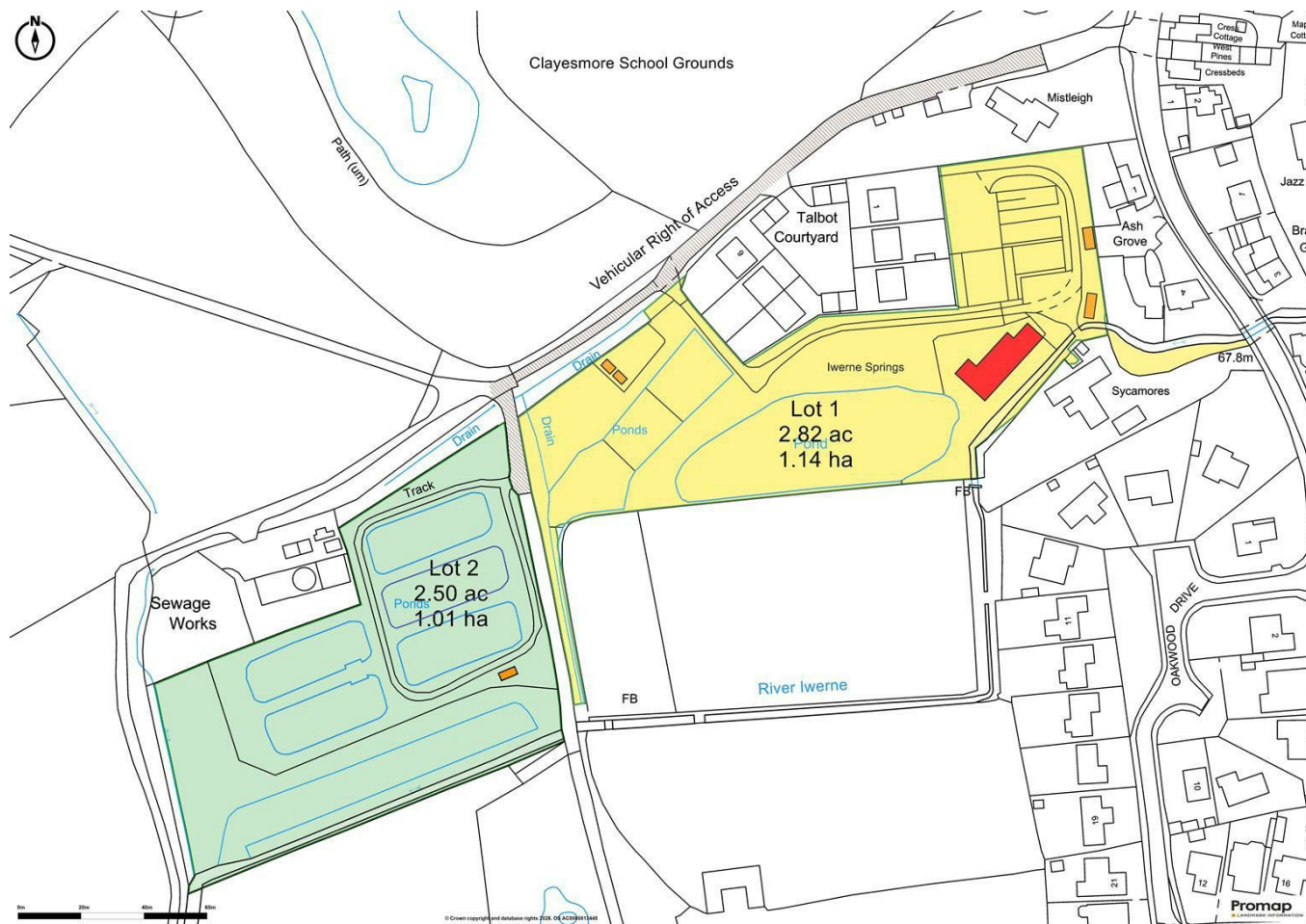
Forming the western section of the farm are 5 trout ponds bounded by earth bunds, with a secondary double gated access and vehicular tracks to all 5 and interconnecting culverts and sluices. Beyond the ponds is an area of woodland, wet land and shrubs which provide a wonderfully peaceful woodland path and conservation area.

THE TROUT FARM

The owner currently contract rears trout from 8 weeks to 8 months old for a major producer. Financial information on the business will be made available exclusively to potential purchasers if required, only after viewing.

SITUATION

Iwerne Minster has been voted Dorset's best-kept village in recent years and provides local amenities including general store/sub-post office, the Talbot Hotel public house and Clayesmore independent school and its sports centre which is open to the general public.



The village lies in picturesque open North Dorset countryside on the western edge of the Cranborne Chase Landscape Area and eastern edge of the Blackmore Vale. Shaftesbury and Blandford are both about 6 miles away, offering everyday retail, education and recreational facilities whilst the Jurassic coast and Bournemouth are easily within a 1 hour drive. Mainline train station at Gillingham and Bournemouth Airport at Hurn.

DIRECTIONS

In the centre of the village turn off the main road opposite the Talbot Hotel into the unmarked lane.
What3words: /// food.like.dumplings

MATERIAL INFORMATION

Mains electricity, dwelling single phase, farm dual single and 3 phase.
Mains water to the house. River water and two boreholes to the farm.



Oil fired central heating and calor gas Rangemaster.
Mains drainage.
BT broadband connected. Fibre Wessex Internet nearby.
Mobile coverage is variable, see Ofcom's website.
Council Tax Band: F
Access from the highway is shared with other users and is a public footpath.
Access to Lot 2 is limited to agricultural use only.
The dwelling has never flooded.

Iwerne Springs, Iwerne Minster, Blandford Forum

Approximate Area = 1956 sq ft / 181.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(71-81) B			
(69-80) C			
(65-68) D			
(55-64) E			
(51-54) F			
(45-49) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Symonds & Sampson. REF: 1458985



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