

Symonds  
& Sampson



# Primrose Farm

Hunger Hill, East Stour, Gillingham, Dorset

# Primrose Farm

Hunger Hill  
East Stour  
Gillingham  
Dorset SP8 5JR

A south-facing stone former farmhouse with lovely gardens extending to over half an acre and wonderful far-reaching views.



- Attractive south facing stone farmhouse
  - Superb family kitchen with views
    - Flexible accommodation
  - 2 sitting rooms, separate dining room
  - 3 first floor bedrooms with ensembles
  - Potential for 2 ground floor bedrooms
    - Ground floor shower room
  - 0.57 acre garden with lovely views
- Garage / workshop, car port, shepherds hut and shed
- 2 miles from Gillingham town centre, station & Waitrose

Guide Price **£825,000**

Freehold

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## THE PROPERTY

Primrose Farm is a detached character stone house having origins in the early 18th century with later additions. The kitchen extension was added in 2003/4 with the current owners refitting the kitchen completely in 2025. It is a fantastic family space with views over the garden and countryside. Additional recent updates include a new roof to the rear extension and some new LVT floors, new external doors and replacement of all bathrooms.

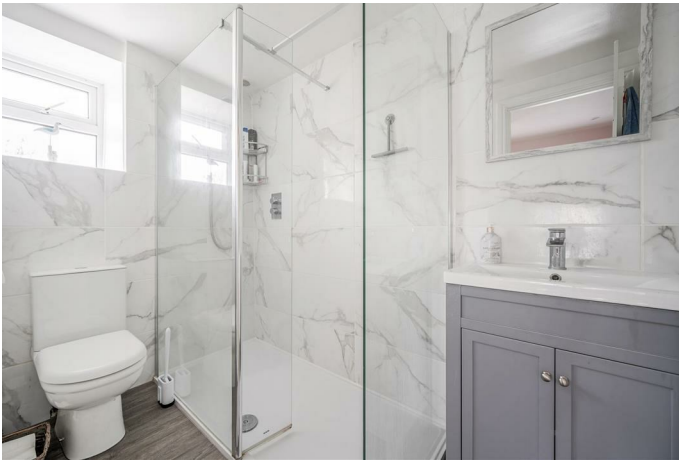
Internally the two original reception rooms both have large stone fireplaces, one with a wood burning stove and the other an open fire. To the back of the house on the ground floor is the dining room and a study or fourth bedroom with adjoining shower room. Steps from the sitting room lead up to an office or additional reception room with French doors to outside giving a potential separate annexe entrance if required. From the sitting room the main stairs lead to the first floor where there are two double bedrooms each with new contemporary ensuite shower rooms. A second staircase leads up to a further double bedroom with triple aspect, lovely views and new ensuite shower room.

## OUTSIDE

The property is approached from the road via double gates on to a large drive where there is ample parking and turning for a number of cars as well as boats, caravans or trailers. There is a detached timber garage / workshop, car port on a brick plinth with a pitched slate roof and garden shed.

The garden is predominantly to the front of the house and faces south with some lovely trees, dew pond, flower and shrub borders, mature hedges and wonderful far-reaching views over the surrounding countryside. A beautifully fitted-out Shepherd's hut makes a superb summerhouse with a bar and comfortable sofas and is a great entertaining space. The views from the house and garden are a real feature of this property - out over the Blackmore Vale to the rising hills beyond. In all about 0.57 acres.





### SITUATION

East Stour has two pubs, a farm shop, coffee shop and restaurant and active community. The area is surrounded by the beautiful, gently rolling countryside of the Blackmore Vale. The North Dorset town of Gillingham is about 2 miles away and has a full range of everyday shops and services including Waitrose and mainline railway to London Waterloo. The A30, gives access to Shaftesbury, Sherborne and Salisbury and is about half a mile away. The A303 is just to the north of Gillingham and the excellent road links provide good access to Yeovil and the south coast. The area is well known for its abundance of excellent state and private schools and some excellent walking and riding countryside.

### DIRECTIONS

What3words:///jelly.falls.denoting

### SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired and electric central heating systems.

### MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details. (Ofcom <https://www.ofcom.org.uk>) Council Tax Band: G



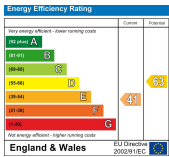
# Hunger Hill, East Stour, Gillingham

Approximate Area = 2143 sq ft / 199 sq m (excludes carport)

Garage = 182 sq ft / 16.9 sq m

Total = 2325 sq ft / 215.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1422948



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