





Fippenny Cottage, Greenhayes, Okeford Fitzpaine, Dorset, DT11 0RE

What 3 Words: [///delays.desire.rear](#)



Key Features

- A Rare and Delightful Country Retreat
- Beautifully Refurbished Character Cottage Combining Period Charm With Modern Comfort
- Three Double Bedrooms Including Principal Suite, Plus Versatile Landing/Study Space
- Cottage-Style Kitchen/Breakfast Room
- Comfortable Sitting Room With Log Burner And Charming Garden Room, Both Showcasing Original Features
- Detached, Fully Serviced Brick Barn With Excellent Conversion Potential (STPP)

Tenure: Freehold | EPC Rating: E | Council Tax Band: C |

Services: Mains gas, electricity and waste water

Location

Sturminster Newton 4 miles, Shaftesbury 11 miles Mainline Train Services: Gillingham to London Waterloo (2hrs). The walking and cycling opportunities from the property are extensive. The footpath opposite the property links directly to some outstanding walks across the truly beautiful `Thomas Hardy` countryside. Further walking, cycling and riding can be enjoyed along The Wessex Ridgeway and Dorset Trailway. Okeford Fitzpaine is a delightful Dorset Village with thatched cottages, pretty church, Village Hall and an active village community. There is a shop with post office and a very well regarded pub - The Royal Oak. There are two farm shops within easy reach, selling organic and local produce in Enford and Child Okeford. The nearest town is Sturminster Newton which offers a variety of shops, pubs and coffee houses, similarly the nearby Georgian town of Blandford Forum hosts large supermarkets and wide ranging leisure facilities.

Inside the Home

The cottage has been the subject of a comprehensive and sympathetic refurbishment by the current owner, who has taken great care to preserve its charm and character. Beautifully presented throughout, the accommodation offers both comfort and versatility. The property comprises a welcoming kitchen/breakfast room, a cosy sitting room featuring a log burner, a separate dining room, entrance hall, and cloakroom. The first floor offers a generous landing utilised as a study, along with a principal bedroom suite with en suite shower room, two further well-proportioned double bedrooms, and a family bathroom.

Outside Space

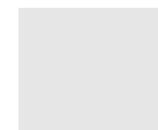
The beautifully landscaped gardens are a particular feature of the property, with separate access and offering a delightful combination of lawned areas, a productive vegetable garden, and an abundance of mature fruit trees. Further benefits include a timber open barn and a well-equipped potting shed with both power and water. DETACHED BARN Positioned to the rear of the property is a substantial detached brick barn beneath a traditional clay tiled roof. Fully serviced with internet, water, drainage and electricity, and featuring a mezzanine level, the barn presents an exciting opportunity for conversion into additional accommodation or a home office/studio, subject to the necessary consents.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

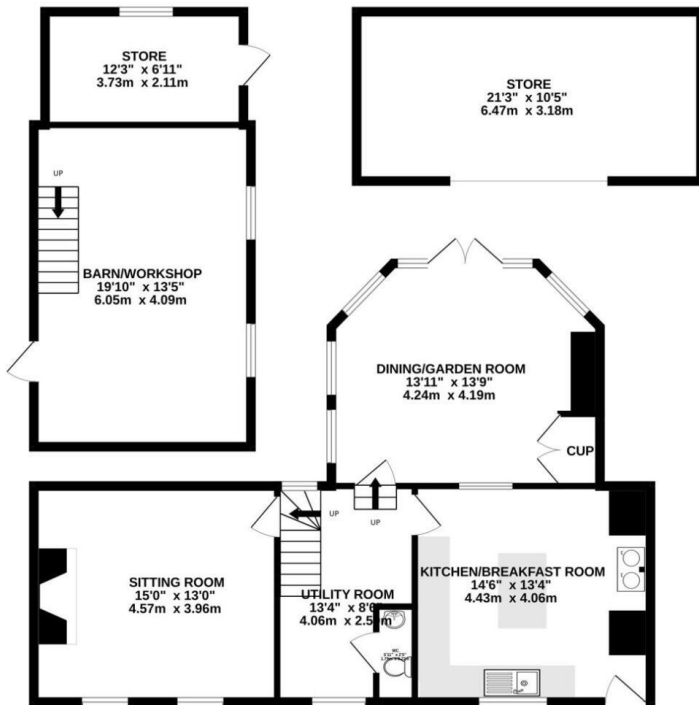
12 High Street, Shaftesbury, Dorset, SP7 8JG | 01747 213106
High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359

Scan to
read more
on the

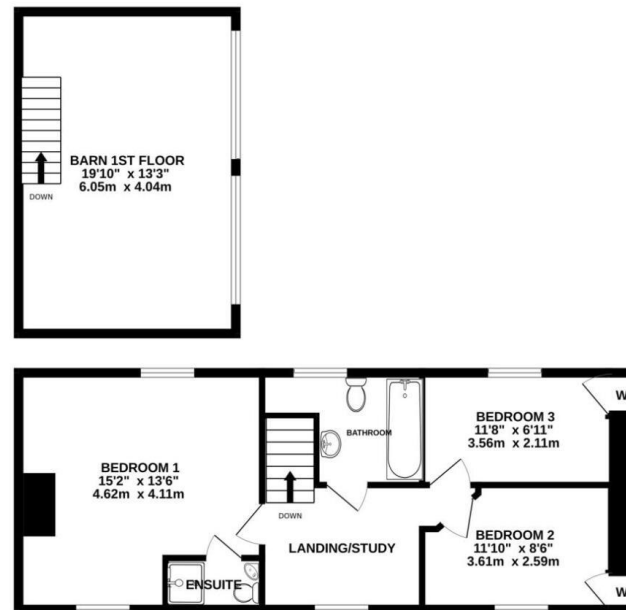




GROUND FLOOR
1257 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2053 sq.ft. (190.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Looking to buy or sell in Tisbury?

At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

[Scan here to Learn more On Boatwrights?](#)



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.

26 June 2026