



## Goats View, New Barn Farm Knowlton, BH21 5AE

£3,000 Deposit £3,750

- Beautifully Presented Barn Conversion
- Two Family Bathrooms Plus an En Suite
- Open Plan Living
- Four Bedrooms
- Gated Development
- Boot room & Utility Room
- Sweeping Country Views
- EPC Band C



# Goats View, New Barn Farm , Knowlton BH21 5AE

A Beautifully Presented 4 Bedroom Barn Conversion Nestled In The Heart of Knowlton



Council Tax Band: G



## Property Details

Set within the Dorset Area of Outstanding Natural Beauty and Dark Sky Reserve, 'Goats View' is a stunning semi-detached barn conversion, part of the exclusive 'New Barn Farm' development, nestled near the historic Neolithic monument of Knowlton Church.

This exquisite home showcases impeccable craftsmanship, with stone flooring throughout the ground level, exposed feature timbers, and vaulted ceilings. A galleried balcony from one of the bedrooms adds to the sense of elegance and space.

The heart of the home is the spectacular open-plan living and dining area, highlighted by a full-height vaulted ceiling and warm exposed timbers. Oak details are thoughtfully incorporated. A wood burner creates a cosy atmosphere, while French doors open onto the generous rear garden with sweeping views.

The stylish kitchen, adjoining the dining space, is fitted with high-quality units and appliances, complemented by a practical utility and boot room with garden access. Also on the ground floor is a comfortable snug, a double bedroom, and a well-appointed bathroom with both bath and shower.

Upstairs, three additional bedrooms are situated across two separate landings. One bedroom benefits from an en-suite shower room, while

another features a unique fold-away wall opening onto a balcony overlooking the living area. These are served by a spacious family bathroom.

The property includes double-glazed windows and doors throughout and oil-fired central heating.

Outside, secure electric gates open to a gravelled courtyard offering ample parking. The rear garden has been landscaped to take full advantage of the breathtaking views toward Knowlton Church and the surrounding farmland, with a patio area perfect for outdoor relaxation and entertaining.

Rent: £3250.00  
Deposit - £3750.00  
EPC - C  
Council Tax - G

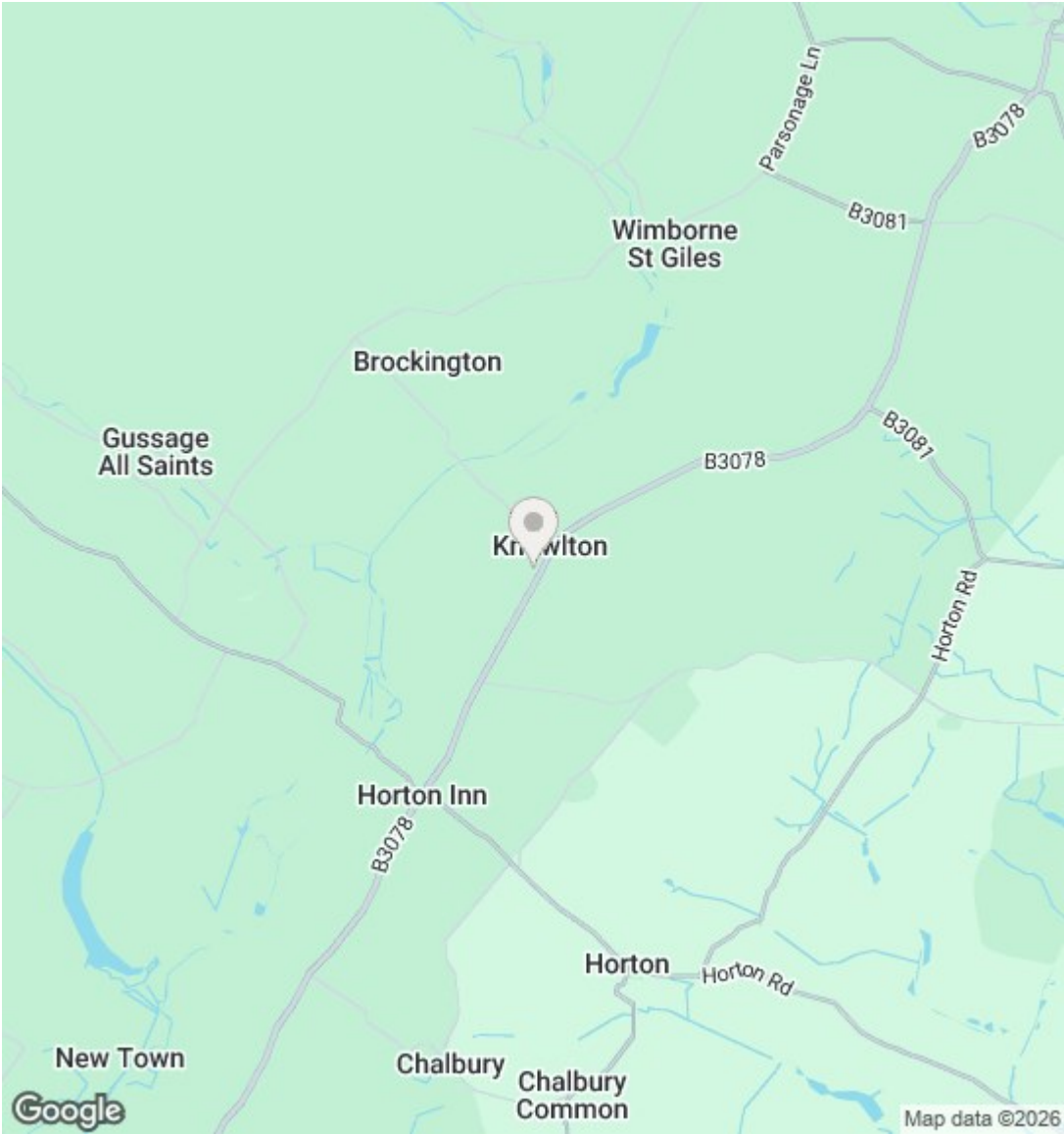
"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



Nicholas  
Humphreys



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.