



LOWER FARM BARN

Corscombe, Dorchester, Dorset



AN IMPRESSIVE CONTEMPORARY VILLAGE HOME

situated in a popular Dorset village, with a stunning terrace, large garden, extensive outbuildings, office, studio and workshop. Set in just under 3 acres.



Local Authority: Dorset Council

Council Tax band: E

Tenure: Freehold

Postcode: DT2 0PA What3Words: /// reward.masts.dodging

Services: Mains water, electricity and drainage. Oil fired central heating / under floor heating. Fibre Broadband.

Viewings strictly by appointment only through Knight Frank LLP



LOCATION

Lower Farm Barn is situated on the edge of the small, rural village of Corsecombe, which is set amidst hilly countryside on the northern slope of the Dorset Downs. A designated Area of Outstanding Natural Beauty, approximately 10 miles from the market town of Bridport and nearby Jurassic coast. The village has a pub (The Fox Inn) a church, cricket ground, village hall, farm cafe, children's play area and cookery school. For wider needs the nearby small market town of Beaminster has a good range of local shops and eateries. The village has immediate access to miles of footpaths and bridleways and there are good accessible transport links including a regular train service from Crewkerne to Waterloo (2.5 hours) along with access to the nearby A356 and A37. The local area offers a choice of schools from both the independent and state sectors. These include Perrott Hill at North Perrott, the Sherborne schools, Beaminster School and Thomas Hardy School (both state secondary).







THE PROPERTY

Lower Farm Barn, is a beautifully presented barn conversion which combines period features and contemporary living. The barn is constructed of stone elevations under a clay tiled roof with light and airy living space. The current vendors have completed the full conversion of the original barn into a residential dwelling together with an extensive extension and introduced a unique configuration with the main kitchen/dining/living space now being on the first floor. This allows for the fantastic oriel window and brilliant access from the large glazed doors onto the beautiful landscaped terrace and garden to be one of the main features of the property and has created an idyllic open plan living space. The first floor is split and can be accessed separately between two internal staircases, providing privacy to the principal bedroom suite which is contained within its own section on the first floor within the original barn conversion. Directly off the main living space on the adjacent section of the first floor is another of the property's double bedrooms with ensuite bathroom. On the ground floor the property has a further three double bedrooms, one with ensuite shower room and one family bathroom. The ground floor also has an established little sitting area, two reception rooms, currently used as a sitting room and study, a WC and a utility room for practicality. There are several outbuildings, one of which has been converted into a studio with office area, kitchenette and WC.





Office



Studio



GARDENS AND GROUNDS

Lower Farm Barn is approached directly off the village lane with parking for several cars. Gates then lead into a courtyard with access to the studio, office and main house. The garden has been cleverly landscaped to create several separate areas on each side of the property, creating different "rooms" and settings. Lying on the south east side is an enclosed private walled garden with terrace, lawn and pond. The main garden is accessed to the rear of the property lying to the south west and is accessed through the large glass doors from the main living space on the first floor. This comprises a stunning paved terrace, perfectly created for alfresco dining and entertaining and is interspersed by a pond and flowing water feature. A covered pergola with fireplace, currently used as an outdoor bar and sheltered dining area is situated at the far end. The main expanse of garden lies to the south, which can also be accessed via a gravelled drive leading to a large barn/workshop and a store with adjacent parking. This comprises mainly lawn interspersed by mixed mature trees. In all about 3 acres.

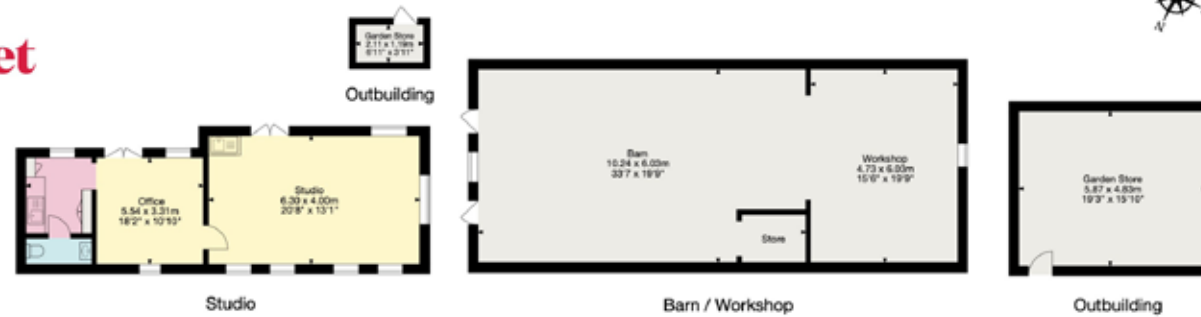




Corscombe

Dorchester, Dorset

Gross Internal Area (Approx.)
 Main House = 329 sq m / 3,541 sq ft
 Studio = 45 sq m / 484 sq ft
 Outbuildings = 31 sq m / 333 sq ft
 Barn / Workshop = 90 sq m / 968 sq ft
 Total Area = 495 sq m / 5,326 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Ground Floor

First Floor

Note: Outbuildings not shown in actual location or orientation.

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.



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