

Symonds  
& Sampson



# Larkrise

Green Lane, Stour Row, Dorset

# Larkrise

Green Lane  
Stour Row  
Dorset SP7 0QD

A detached house with a terrific range of outbuildings and fantastic far-reaching views standing in 1.1 acres of garden and adjoining field. Further 3 acre field available by separate negotiation.



- House and adjoining land of 1.1 acres
- Further 3 acre field available by separate negotiation
- Excellent range of buildings with scope for many uses
- Possible development potential subject to necessary consents
  - Stunning panoramic views over open countryside
  - Super garden room opening to south facing terrace
    - Edge of village location

Guide Price **£775,000**

Freehold

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## THE PROPERTY

Larkrise is a detached stone house believed to have been originally built in 1875. The property has only had two owners in the last 60 years with the current owner being in residence for over 20 years. The original stone house has evolved with the current owner combining original classic, upgraded features with contemporary design creating light and warm accommodation which is efficient for daily running. Internally the accommodation is well presented and comprises a kitchen with a range of bespoke oak units and a Belfast sink, dining room with ample space for a good sized table, cosy sitting room with a Jetmaster wood burning stove and steps up to a further seating area, study / cloakroom and ground floor WC. The house has solid English Oak internal doors and a superb oak garden room extension has been added to the rear of the house which is a fantastic triple aspect room with stunning far-reaching views to the south and west over own land, fields and hills in the distance.

On the first floor there are two double bedrooms, one with an ensuite bathroom and one with an ensuite shower room. To the north of the house is a superb range of outbuildings comprising tractor shed / workshop at over 40' long, and a further 25' building currently used as a kennel. These buildings offer tremendous scope for a wide variety of potential uses and have a separate vehicular access from the lane and the house has further extension / development opportunities, subject to any necessary consents.

## OUTSIDE

The property is approached from the lane via double wooden gates on to a drive with parking and a car port. The main garden is south-facing with a summerhouse and large terrace accessed from the garden room. A second wooden five-bar gate gives vehicular access to the buildings which include a 40' x 16' tractor shed and workshop with adjoining store and a further 24' building. A five bar gate from the hardstanding gives access to the adjoining field which is lovely level land of one acre with hedge and stockproof fencing boundaries and distant views over the surrounding countryside to the hills beyond. A shepherd's hut is also situated in the garden but can be moved for leisure or business purposes.

There are 16 solar panels on the tractor shed generating between £1k and £2k income annually from the feed in tariff and there is a solar iboost which generates free, constant hot water before feeding into the grid. There is scope for more panels, air source heat pump and battery storage resulting in reduced running costs.

Just a step over the lane is a level 3 acre field - available by separate negotiation.





## SITUATION

Stour Row is a desirable village situated 3 miles south of the Saxon hilltop town of Shaftesbury. Shaftesbury made famous by its cobbled street Gold Hill is a popular town offering a good range of high street and boutique shops, supermarkets, secondary schooling and recreational facilities. Further east is the cathedral city of Salisbury offering the usual facilities and opportunities of a regional centre.

The property has the benefit of a rural position combined with good access to the A30 and a mainline station at Gillingham (6 miles). There is an excellent network of footpaths and bridleways to the surrounding countryside and Duncliffe Hill which provides breathtaking views over the Blackmore Vale. There are excellent junior, secondary and independent schools in the area.

## DIRECTIONS

What3words///passport.timer.baffle

## SERVICES

Mains water and electricity are connected to the property. Private drainage.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

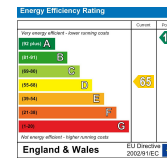
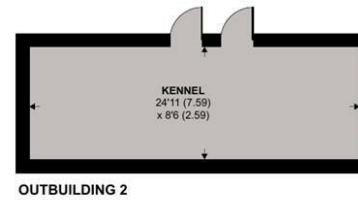
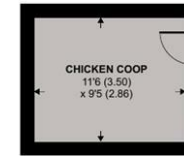
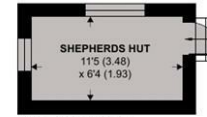
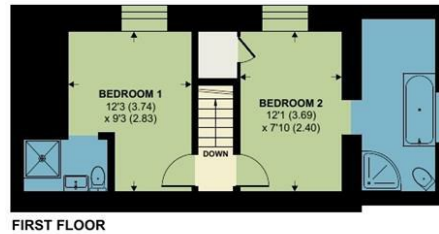
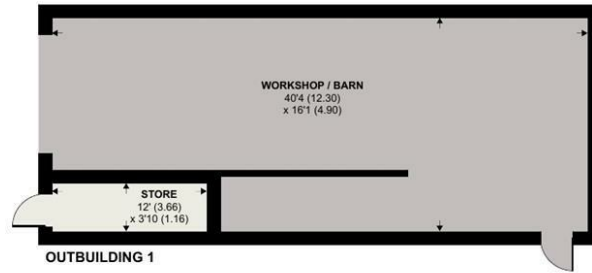
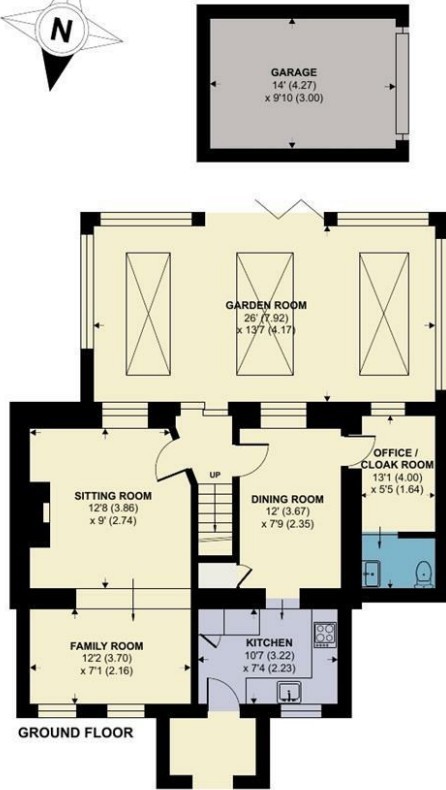
There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: D

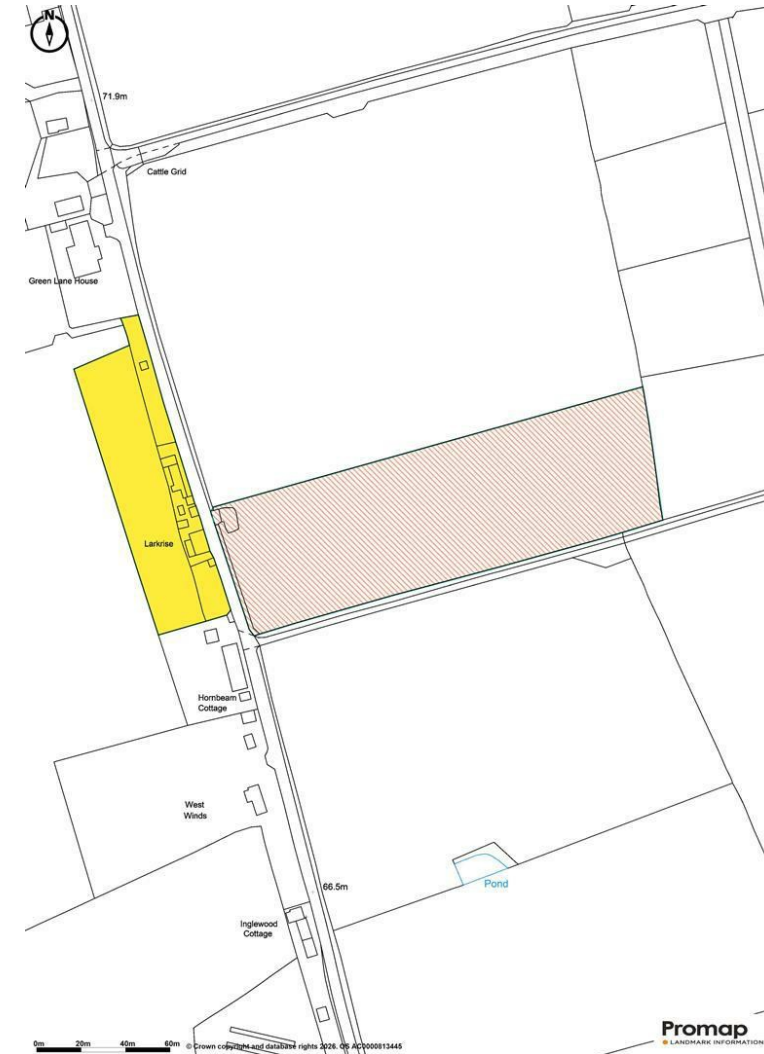


# Green Lane, Stour Row, Shaftesbury

Approximate Area = 1350 sq ft / 125.4 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Outbuilding = 1025 sq ft / 95.2 sq m  
 Total = 2513 sq ft / 233.4 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).  
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