Boatwrights Estate Agents

Melbury Abbas, Shaftesbury

Asking Price: £825,000

High Street, Tisbury, Wiltshire, SP3 6LD | 01747 859359 | www.boatwrights.co.uk

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Punch Hill Farm , Melbury Abbas, Shaftesbury, Dorset, SP7 0EA

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Key Features

- Rare Equestrian Property
- Completely refurbished throughout
- Three Bedroom House With One Bedroom Annexe
- Three Stables
- New Arena with Rubber/Sand Surface
- Garage and Stores
- Paddocks & Turnout Pen
- Abou 2.3 Acres

Tenure: | EPC Rating: E | Council Tax Band: F |

Services: Mains electricity and water, private drainage system, oil fired central heating

Inside the Home

Thoughtfully and extensively improved by the current owners, the property offers generous and versatile family accommodation extending throughout a charming detached three-bedroom residence. At the heart of the home lies a stunning kitchen/dining/family room, perfectly designed for modern living and enjoying panoramic views across the garden towards the nature reserve beyond. Complementing this impressive space is a welcoming sitting room, a cosy snug/games room both featuring wood-burning stoves, a further dedicated study/day room, utility room and downstairs cloakroom. The first floor provides three generous double bedrooms served by a well-appointed family bathroom, creating comfortable accommodation for families and visiting guests alike. A particularly valuable feature is the detached self-contained annexe, offering excellent flexibility for multi-generational living, guest accommodation, holiday letting potential or home-working requirements. The annexe comprises a bedroom shower room and a spacious studio room. A large, detached garage and additional storage shed offer further practicality.

Outside Space

The equestrian facilities are exceptional for a property of this size and have been carefully upgraded to create a ready-made setup for horse owners. The facilities include a fully refurbished arena with a high-quality rubber and sand mixed surface, post-and-rail fenced turnout paddocks, turnout sand paddock. A substantial block-built stable yard comprising three stables with covered yard, a large tack/day room with separate electricity supply, hay store and a dedicated feed and rug room, together with an adjoining purpose-built enclosed muck heap area. The grounds provide extensive parking suitable for numerous vehicles, trailers and horseboxes. One of the property's greatest attractions is its direct access to excellent hacking opportunities, with little roadwork required, making it ideal for both leisure and competitive riders alike. Combining a beautifully presented family home, versatile ancillary accommodation and outstanding equestrian facilities in a peaceful tucked-away location, Punch Hill Farm is a truly unique rural property ready for immediate occupation and enjoyment.

Location

Dinahs Hollow sits within the picturesque North Dorset village of Melbury Abbas is situated at the foot of Spreadeagle Hill between Blandford and Shaftesbury. St. Thomas's Church with its tower is roughly in the centre of the community. The area is within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and with its undulating countryside offers several beautiful walks. The nearby market town of Shaftesbury plays host to a wide variety of amenities, schools and leisure facilities.

Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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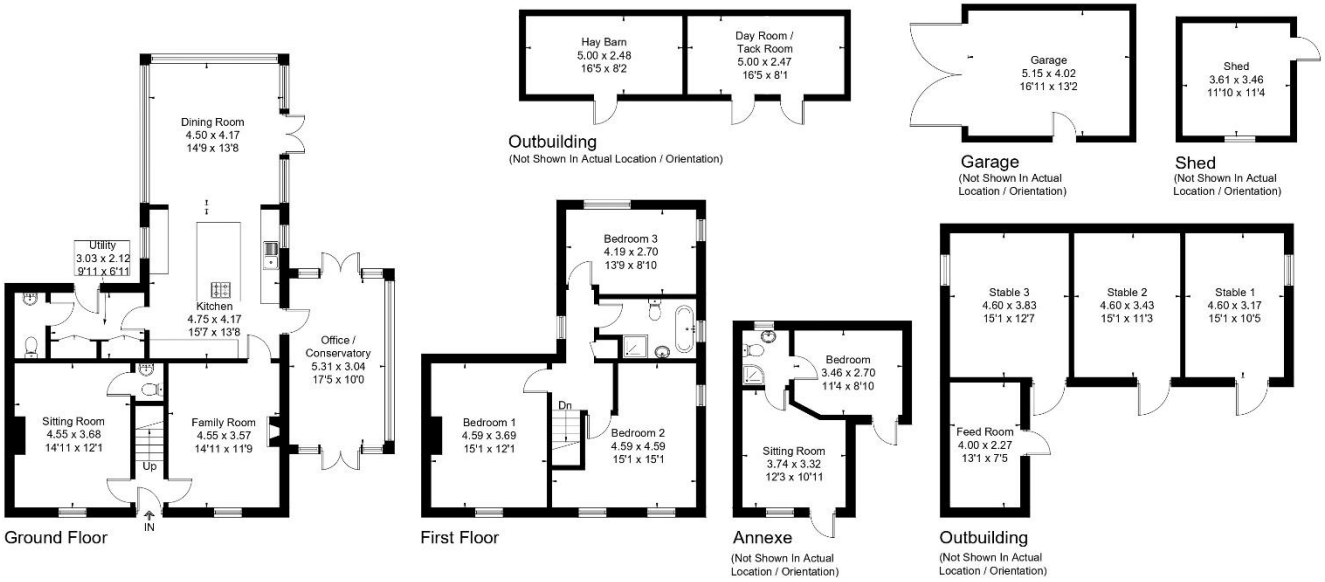
Approximate Floor Area = 165.0 sq m / 1772 sq ft
Garage = 21.0 sq m / 223 sq ft
Annexe = 25.0 sq m / 267 sq ft
Outbuilding = 97.0 sq m / 1039 sq ft
Total = 307.0 sq m / 3301 sq ft



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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.

02 June 2026