



Symonds
& Sampson

Preston Hill Barn

Blandford Road, Iwerne Minster, Blandford Forum, Dorset

Preston Hill Barn

Blandford Road
Iwerne Minster
Blandford Forum
Dorset DT11 8QN

An architect designed barn style house, set in approximately four acres of gardens and fields on the edge of a highly regarded village, with stunning views.



- Architect designed house with glorious views
 - In the lee of Preston Hill
- Interlinked fields of approximately 3.25 acres
 - Annexe attached to double garage
- Wonderful situation set within approximately four acres in total

Guide Price **£975,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Preston Hill Barn is situated in a fine position with glorious views south to Preston Hill, east over farmland and north towards the village. The house was built to an exacting standard in 2018 with wonderful flowing space linking up the array of reception rooms and bringing the outside, in.

The porch gives covered access to the house with a large welcoming reception hallway, off which lies the study and guest wc with shower. To the right is the open plan kitchen / dining room with French and sliding doors to the south facing terrace. The kitchen has an island and plenty of wall and floor units. The utility room is off to the side housing washing and drying machines, boiler and storage cupboards as well as further access to the rear patio area. Back through the kitchen is a dining hall linking the two reception rooms, the more intimate sitting room is east facing over part of the land and the orchard. The larger drawing room has wooden floors, further access to the terrace and a wood burning stove.

Upstairs are three double bedrooms all with open beams, built in wardrobes and taking in the eastern and southern views over ones own land. The principal bedroom has the en suite shower room and there is also the family bathroom too.

Across from the front door is the annexe with a kitchen and a wc downstairs and a long adaptable first floor room, which gives useful guest / teenage space. The double garage has a single electronic roller door for ease.





OUTSIDE

The gardens and grounds and fields to Preston Hill Barn are set in a total of 4.20 acres and have been lovingly laid out and maintained from the very beginning and are a pleasure to look upon and make use of the different aspects.

The house is approached at the end of a private road, with the driveway to Preston Hill Barn sweeping in to a large parking and turning area with a double garage, with one large electric operated roll door which in turn is attached to the annexe. The vista of the feature pond area and east

towards the hills, over farmland, is exceptional. However, to the rear of the house is a south facing terrace accessed via either the kitchen / breakfast room or the rear drawing room. This sizable patio area is ideal for al fresco entertaining and has terraced flower beds leading to a level lawn. Beyond here is the larger field of approximately 3.13 acres accessed from the side coming back to the driveway. Further around the property to the eastern side are more lawns and a fire pit area adjoining the smaller, but interlinked, field being approximately 0.58 of an acre in its own right.

SITUATION

Iwerne Minster has been voted Dorset's best-kept village in recent years and provides local amenities including general store/sub-post office, public house and Clayesmore independent school and the sports centre which is open to the general public. Set between Blandford and Shaftesbury both approx. 6 miles, the surrounding countryside and is designated a Conservation Area. Poole and Bournemouth are approximately 21 and 27 miles distance. Main line trains to London are available at Salisbury and Gillingham.



DIRECTIONS

What3words:///adjust.rooftop.balconies

SERVICES

Mains water and electricity are connected to the property. Private drainage via a treatment plant. Oil fired central heating system with under floor heating to ground floor.

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: F

Dorset Council Tel: 01305 221000

Photographs taken June 2026

Agents Notes: Field measurements via ProMap / Land Registry and Dorset Explorer mapping.

Rights of Way: The private track is also a public footpath. The public footpath continues a little further turning left, past the cricket ground towards Watery Lane, within the village. The private road gives vehicle access to Preston Hill Barn up to the five bar gate entrance. Beyond the entrance, the track continues to fields.



Blandford Road, Iwerne Minster, Blandford Forum

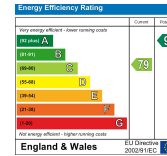
Approximate Area = 2347 sq ft / 218 sq m

Garage = 402 sq ft / 37.3 sq m

Outbuilding = 653 sq ft / 60.6 sq m

Total = 3402 sq ft / 315.9 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). Produced for Symonds & Sampson. REF: 1477747



STU/WT/0726



01258 473766

sturminster@symondssandsampson.co.uk
Symonds & Sampson LLP
Agriculture House, Market Place,
Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT