



CHAFFERS
ESTATE AGENTS



Kingston Acres Farm , Sturminster Newton, DT10 2AR

In an idyllic setting, overlooking the Beautiful Blackmore Vale and within over eight acres of land, this property is a must see for anyone who dreams of living the Good Life. Available to the market for the first time ever, the house and its' Panoramic Views, have been enjoyed by the same family since it was constructed over thirty years ago. Whilst the house itself would benefit from some modernisation, there is a lot of opportunity to create a fantastic rural life, or to generate income form a Holiday or Equestrian business. The land houses a large barn, perfect for a Class Q conversion and a stable block which could generate livery income. On the edge of the charming Hamlet of Kingston the property is within easy reach of the local Primary School, a Village Inn and a Village Supermarket.

Price Guide £700,000 Freehold

Council Tax Band: D

Kingston Acres Farm , Sturminster Newton, DT10 2AR



- FANTASTIC OPPORTUNITY TO CREATE INCOME
- TRIPLE STABLE BLOCK
- GOOD LOCAL AMENITIES
- BEAUTIFUL PANORAMIC VIEWS
- FANTASTIC RURAL SITUATION
- OVER EIGHT ACRES
- ACCESS TO GOOD WALKING ROUTES

Description:

Set in an elevated position at the end of a long private driveway with sweeping panoramic views over the Blackmore Vale, stretching towards Bulbarrow and the Dorset Gap. The idyllic setting is one of many reasons why this home has been occupied by the same family in since its construction.

There is ample space for extensions, alterations and adaptations (subject to planning of course) the house is presently a superb opportunity to become a real showstopper!

The house is entered via a porch which has brick elevations below a tiled pitched roof, with plenty of room to take off and store muddy boots and soggy coats. The porch then opens up into a small entrance hall, with stairs up to the first floor and doors to the main living areas. To the right is a large kitchen diner with plenty of room for a large farmhouse table a range of wall and base units and plenty of work top space, there is also a useful utility space and a ground floor W/C. To the left is the large family living room with windows to the front and side, the focal point of the room is a fireplace with an open fire, there is also a conservatory which is in need of restoration.

On the first floor the landing provides access to both of the generous double bedrooms, both bedrooms have double aspect and provide uninterrupted views across the Vale. There is also the fitted family bathroom, with a paneled bath, pedestal wash hand basin and a low level W/C.

Below the house there is a large double barn which also contains a stable, in its current configuration, the barn could generate income from both storage and livery, however subject Q class Planning Permission it could be converted to make a magnificent house with amazing views, either as the main residence or as a holiday let.

Further there is a triple stable which might also be used a vehicle to create income.

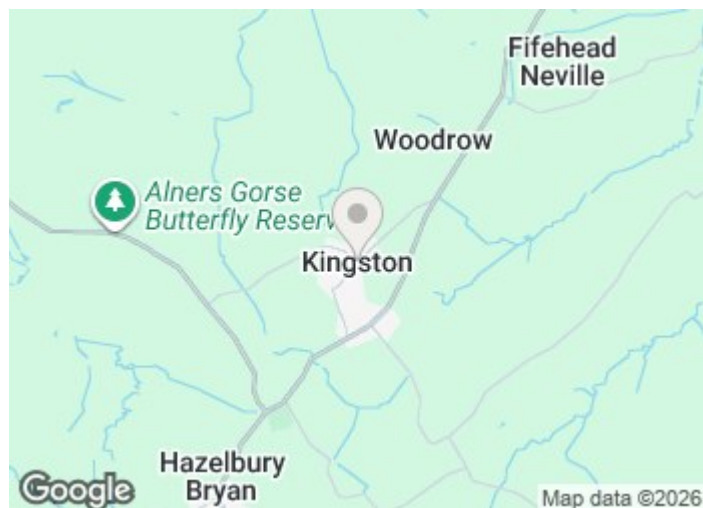
The surrounding fields create a picturesque backdrop, seamlessly blending with the driveway and gardens. The main field can be accessed from both the stables and the driveway, leading to a further field that includes a dilapidated field shelter. Both fields have had water historically which we believe could easily be reinstated.

Agents Note:

Although the house and surrounding garden are registered the two fields and driveway are unregistered. There is a Public Footpath through to Silly Hill that crosses the field. The Hardy Way borders the drive entrance.

Area:

Kingston is one of several charming hamlets within the parish of Hazelbury Bryan an area renowned for its stunning countryside. The village itself offers a shop with a post office, a primary school, a pub, and a village hall. The nearby market town of Sturminster Newton provides a broader range of shops, schools, and amenities.

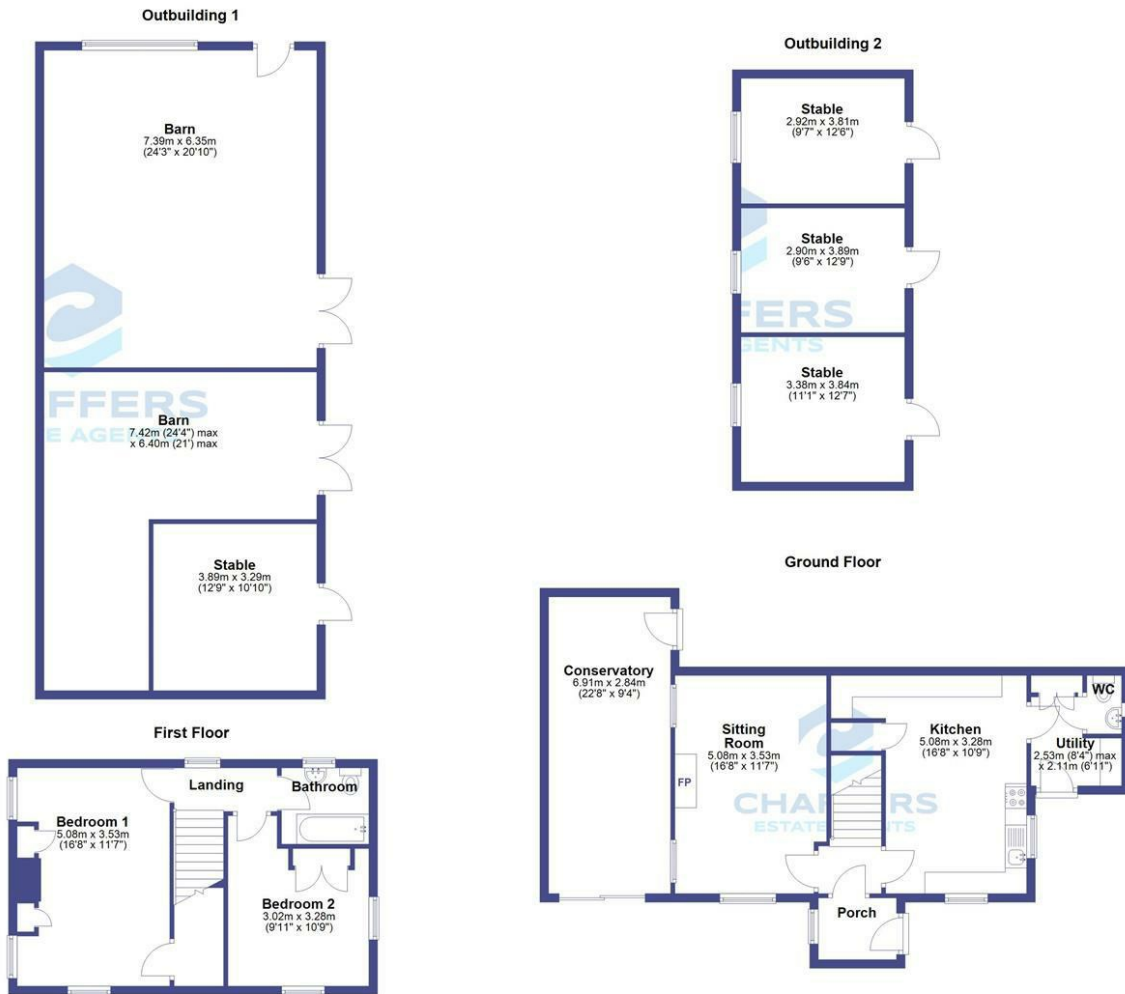


Directions

Postal Address: Kingston Acres Farm Kingston,
Sturminster Newton, DT10 2AR What3Words:
///topples.stooping.doted



Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	