



HIGHER KINGSBURY

LEADING TO
LOWER KINGSBURY

Higher Kingsbury Farmhouse, Higher Kingsbury, Milborne Port

Guide Price
£650,000
Freehold



An impressive former Farmhouse exuding old-world charm throughout its deceptively spacious accommodation. In addition to the main house, with its four bedrooms and three reception rooms, there is a garage and driveway, providing access to a versatile two storey workshop/garage.

**Higher Kingsbury Farmhouse,
Higher Kingsbury,
Milborne Port,
DT9 5EB**

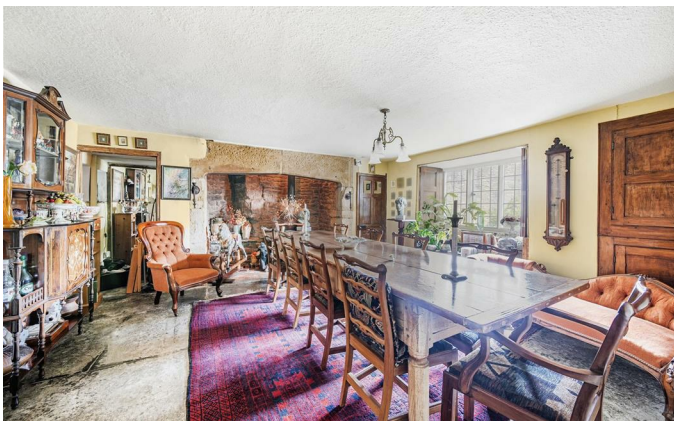
- A charming Grade II listed former farmhouse that boasts a wealth of charm throughout
 - Four bedrooms and three reception rooms
 - Enclosed, mature rear garden
 - Garage and driveway parking
- Additional, two storey-workshop in the former granary, offering a flexible space with scope for improvement

Viewing strictly by appointment
Symonds & Sampson
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A distinguished Grade II listed property, providing an additional two-storey Studio/ Outbuilding, brimming with character and period features. This former farmhouse combines historical charm with well-appointed rooms, offering a unique and inviting living space. The property benefits from three reception rooms, a bright kitchen, four bedrooms and two washrooms. There is an enclosed garden, garage, parking and a unique two storey space in the Old Granary, which provides a versatile space for a wealth of different opportunities.



Accommodation

The layout of Higher Kingsbury Farmhouse provides a logical sequence of spaces, greeting you with a wealth of characterful features and charm.

The inviting sitting room boasts hardwood flooring, wooden shutters, oak-panelled walls, and a large inglenook fireplace with a bressummer beam and a multi-fuel burner inset, perfect for cosy evenings. Doors lead to the kitchen and dining room. The dining room is a testament to the property's history with its flagstone floor, window seat, and storage built into the alcoves of the spectacular fireplace. A further door leads to the kitchen which is fitted with traditional Shaker-style cabinetry, granite worktops, a double Belfast sink, integrated dishwasher, and a freestanding cooker with gas hob. The kitchen is bright and airy, thanks to its vaulted ceiling, exposed beams, Velux windows, and garden views. Beyond the kitchen is a utility room which provides access to the garden. To the other side of the front door sits the library/study which is fitted with a range of bookcases. There is also a downstairs shower room with separate WC.

Upstairs are four beautifully presented bedrooms, including three doubles and one single. Three of the bedrooms enjoy picturesque views over the village and St John's the Evangelist church beyond. The bathroom is fitted with a sympathetic white, four-piece suite, offering a serene space to unwind.

Outside

The property's charm is further accentuated by the beautiful enclosed garden, showcasing a wide variety of flowers, Bramley apple and pear fruit trees, and a raised pond. Leaving the house via the utility room, you are greeted by a delightful patio area, covered by a pergola and adorned by beautiful roses. A couple of steps lead up to a lawned area and access to the garage via a pedestrian door, and the rear gate.

The garage can also be accessed via double doors to the front, leading off from the courtyard which provides off road parking and is shared with three other neighbours (including shared responsibility).

The Old Granary

A truly unique and versatile addition to the property, The Old Granary is set in the courtyard to the rear. The ground can be accessed via a pedestrian door and double garage doors, offering flexibility for various uses. The first floor features Velux windows and retains the original milling wheel as a poignant feature. The Old Granary has a water supply and power, making it suitable for a range of uses or potential conversion (subject to relevant permissions), although currently used as a sculpture studio.

Situation

Enjoying a slightly elevated position in the heart of the village, Higher Kingsbury Farmhouse is ideally located for local amenities. Milborne Port Butchers and award winning Fish & Chip





shop and restaurant are a short walk away, as is a small precinct where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, pharmacy, hairdressers and several pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a fantastic reputation. Milborne Port is a short distance from the pretty Abbey town of Sherborne which offers a wide range of shops, local businesses and facilities, including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles). Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Services

Mains electric, gas, water and drainage
Gas central heating

Somerset Council - <https://www.somerset.gov.uk/>
Council Tax Band F

Superfast Broadband is available in the area. There is limited indoor mobile signal but likely outside. (Source Ofcom: <https://checker.ofcom.org.uk/>)

Check the flood risk report on government website: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Directions

What3words: [///peeled.joined.fluctuate](https://www.what3words.com/peeled-joined-fluctuate)

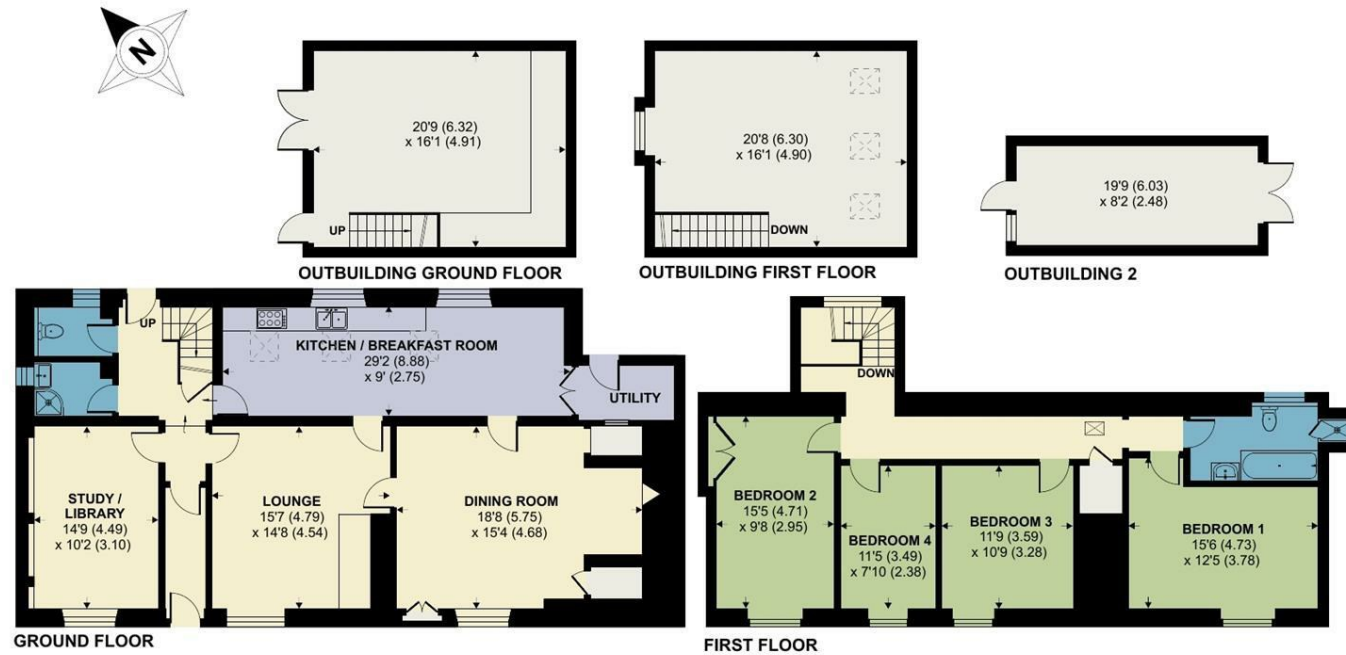
Higher Kingsbury, Milborne Port, Sherborne

Approximate Area = 2122 sq ft / 197.1 sq m

Outbuildings = 829 sq ft / 77 sq m

Total = 2941 sq ft / 274.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1146226



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