



HILL FARM

STOUR ROW, DORSET, SP7 0QW

Boatwrights
Estate Agents





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Summary Of Accommodation

- Gorgeous North Dorset Farmhouse Located On The Edge Of Attractive Village
- Over 2500 Sq. Ft Of Flexible Accommodation Presented In Immaculate Fashion
- Five Double Bedrooms & Three Bathrooms
- Four Reception Rooms Including Cosy Snug
- Excellent Ceiling Heights Throughout
- Amazing Principal Bedroom With En Suite
- Beautiful Gardens Spanning Over 0.75 Of An Acre
- Adjoining 3.2-Acre Paddock Offering Direct Access To Duncliffe Woods
- Driveway Parking & Car Barn
- No Onward Chain
- EPC: E

The Property

Welcome to the fantastic, Hill Farm.

Located in the typically English North Dorset village of Stour Row, this charming, characterful, and welcoming Farmhouse offers an excellent amount of classically presented accommodation arranged in a methodical fashion. With over 2500 sq. ft. of fantastic living space, this superb rural home has it all.

The main rooms include a high spec kitchen/breakfast room complete with AGA as well as a relaxing sitting room with wood burning stove. In addition, on the ground floor is a cosy snug, separate dining room with Inglenook fireplace with wood burning stove, office and an extremely useful, spacious utility room. Upstairs are five very well-proportioned bedrooms, two of which benefit from en suite facilities.

A further main family bathroom is present and all rooms on the first floor offers spectacular views of the surrounding countryside.

Local Authority: Dorset Council, Band G.

Tenure: Freehold

Viewing: Strictly by appointment only with Boatwrights in Shaftesbury. 01747 213 106. www.boatwrights.co.uk





Services: The property is connected to mains water and electricity as well as private drainage. An LPG Gas central heating system is present as well as the added benefit of owned, highly efficient, income generating solar panels. Wessex Broadband has also been fitted to the house offering fibre optic internet with speeds of up to 900 mpbs.

Location

Stour Row is a peaceful and tranquil highly sought after North Dorset village consisting mainly of cottages, farms and larger properties.

The village itself has a vibrant, engaged and active community with several events being held of the calendar year. Duncliffe Hill (Woodlands Trust) is located on the outskirts of the village with several other spectacular walks in close proximity.

The nearby country towns of Shaftesbury, Sturminster Newton and Gillingham which are all within easy driving distance and provide a variety of amenities for your everyday needs.

Given that nearby Gillingham is situated on the Exeter to Waterloo line, you are only approx. 2 hours away from London.

Outside

Externally, Hill Farm continues to impress with its immediate gardens spanning just under 1 acre that face both south and eastwards. The main garden is predominantly laid to lawn which mature shrub and hedge borders. Fruit trees are planted throughout the grounds, while the vegetable plot features generous beds, a substantial greenhouse and a useful stone storage shed — ideal for those who enjoy growing their own produce.

The gardens are just the perfect partner for this stunning house and offer exactly what you would expect from this type of property, private, peaceful, of excellent size and nature all of which that can be enjoyed throughout the seasons.

There is also ample off-road driveway parking and a garage.

Additional Land

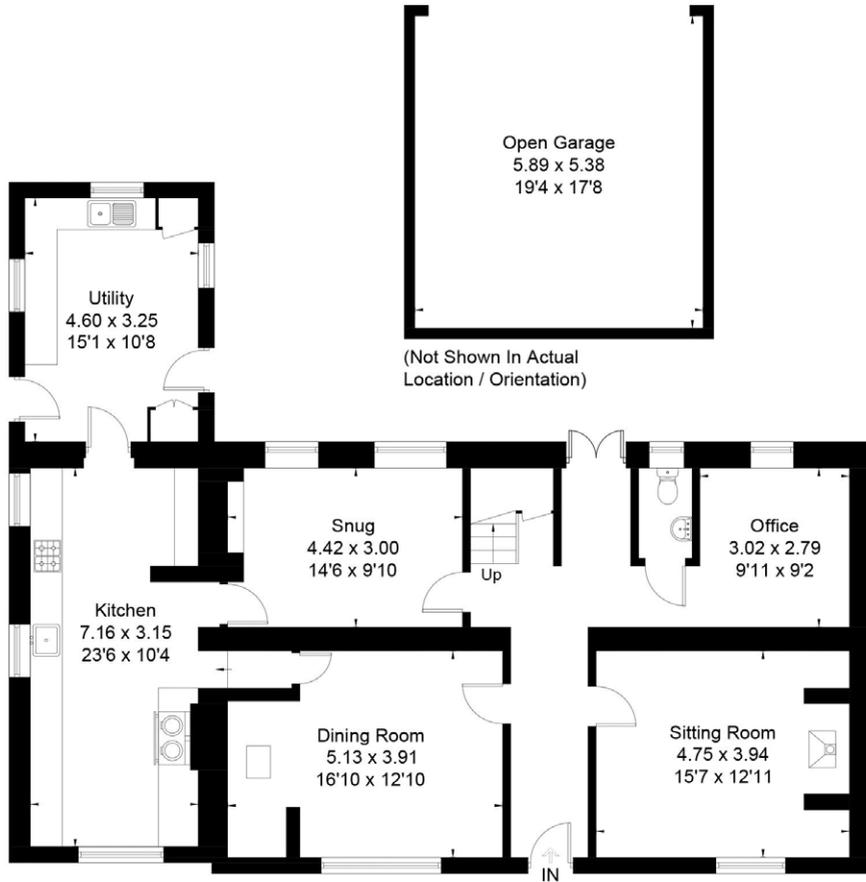
Included within the sale is an approximately 3.2 Acre slightly undulating field/paddock.

The Land is within close proximity to the main house and does benefit of having its own access through a Right of Way across the neighbouring track. The most exciting element of this piece of land however is that it boasts direct access to Duncliffe Woods offering exceptional opportunities for recreation, walking and countryside enjoyment.

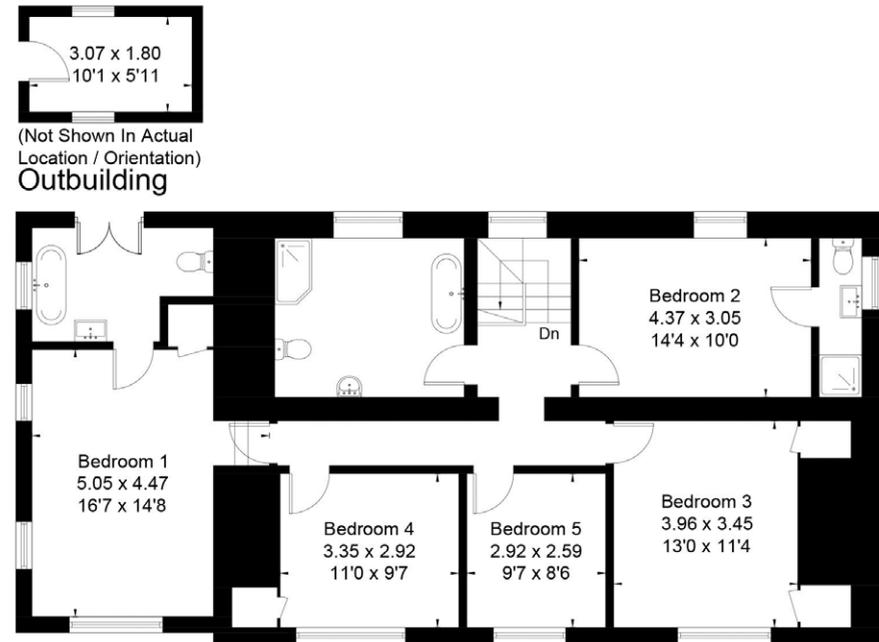
The paddock also features a private tennis court, presenting an exciting opportunity for refurbishment or repurposing and the creation of a superb leisure facility for family or social use.



Approximate Floor Area = 237.3 sq m / 2555 sq ft (Excluding Carport)
 Outbuilding = 5.5 sq m / 60 sq ft
 Total = 242.8 sq m / 2615 sq ft



Ground Floor



First Floor



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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. February 2026