



Symonds
& Sampson

Bowden Farm

Kington Magna, Gillingham, Dorset

Bowden Farm

Kington Magna
Gillingham
Dorset SP8 5EE

A traditional Dorset smallholding with income stream
and land



13.13 acres

- Enviably rural yet accessible location
 - Period 5 bedroom farmhouse
- Spacious accommodation extending to over 3,400 sq.ft.
 - Established tourism business
 - 3 holiday cottages
 - 4 farm buildings
 - Pasture land and small copse
- In total 13.13 acres (5.31 hectares)

Guide Price
£1,425,000

Freehold

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INTRODUCTION

A 17th century farmhouse and land purchased in 1990 and thoughtfully renovated, and outbuildings converted and upgraded, by the current owner to now present a diversified traditional Dorset smallholding in an enviable rural position.

BOWDEN FARMHOUSE

A traditional natural stone elevation under clay tiled roof Dorset farmhouse which was sympathetically renovated in the 1990's and now provides very spacious accommodation extending to over 3,400sq.ft. The farmhouse exhibits a host of character features including exposed beams, a brick and stone inglenook fireplace with inset woodburner in the living room and an original brick well inside the rear entrance hall. Undoubtedly one of its main assets are the sheer size of some of the rooms, including the 26 ft sitting room and master bed suite above, and all the main rooms on the ground floor. An added advantage is that the farmhouse is not listed.

The farmhouse enjoys a large west facing lawned garden accessed from the sun room and sitting room to a patio with pergola and tree border.

THE HOLIDAY COTTAGES

Converted in 2007 from former farm buildings are Cobble Cottage and Wagon Cottage, two one-bedroom cottages adjoining the farmhouse, and The Milking Shed which is an impressively spacious detached three-bedroom cottage arranged over two floors enjoying its own private west facing patio garden with views to Duncliffe Hill and Shaftesbury.

The holiday cottages are advertised solely through www.holidaycottages.co.uk. The annual turnover is regularly over £40,000 with scope to increase by opening all year round. Further information is available on viewing.

APPROACH

Bowden Farm is approached over a private tarmac drive to a large, cobbled courtyard providing plentiful parking and turning for the farmhouse and cottages.



OUTBUILDINGS

Triple garage and Workshop - Forming one side of a courtyard is this substantial building measuring 70' x 22'6" and constructed of block and brick and stone facing cavity wall under a tiled roof.

Beyond are three farm buildings constructed of steel portal frame with steel box profile elevations and rooves, roller shutter doors and concrete floors, covering in total over 6,800 sq.ft. These comprise:-

Main Barn - 4 bays, 60' x 70' erected 1990's including an internal partition area

Workshop - 4 bays, 60' x 30' erected 2013

Tractor Shed - 40' x 20' erected 2005

THE LAND

The farmstead sits centrally within three fields of level permanent pasture with a small pond and broadleaf copse on the boundaries. The soil is a relatively free draining loam over Coralian Limestone and classified Grade 3 on the Agricultural Land Classification map.



The Milking Shed



The Milking Shed



LOCATION

Bowden Farm sits on a low north/south limestone ridge at 130m (425ft) above sea level on the eastern edge of the Blackmore Vale, enjoying views over surrounding vale countryside and beyond. This is the same ridge as the former National Stud at Sandley nearby. The property enjoys good road links via the A303 and A30, whilst Gillingham train station gives access to London Waterloo (2 hours). Bristol and Bournemouth airports are about 1 hour away. The area has a good network of quiet countryside lanes for walking, cycling and riding enthusiasts.

The area is renowned for its high quality state and private schooling, with Port Regis, Kings Bruton, Clayesmore and

The Sherborne Schools all within 30 minutes' drive.

Kington Magna village, with a social club and church is only ½ mile west and Gillingham town, providing a range of shops and supermarkets, schools and leisure facilities, is 3 miles east.

MATERIAL INFORMATION

Water – Mains, 2 meters

Electricity – Mains, 2 meters.

Drainage – Biodisc treatment plant installed in 1990 serving the farmhouse and cottages.

Heating – separate oil-fired supply and tanks to the farmhouse and The Milking Shed. Electric heating in the 2 cottages.

Broadband – Wessex Internet fibre to all units.

Mobile phone – coverage available on most networks, check Ofcom.org.uk

The property is not listed nor in a conservation area nor National Landscape area.

No public footpaths cross the property. Bowden Farmhouse next door has a pedestrian access over the first 40m of the driveway.

Dorset Council Tax Band G.

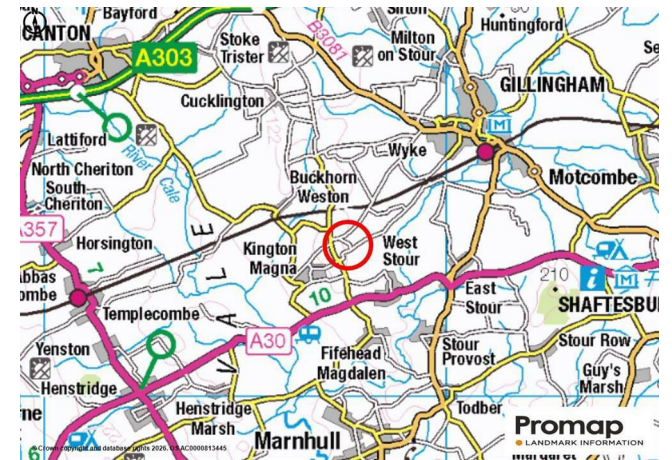
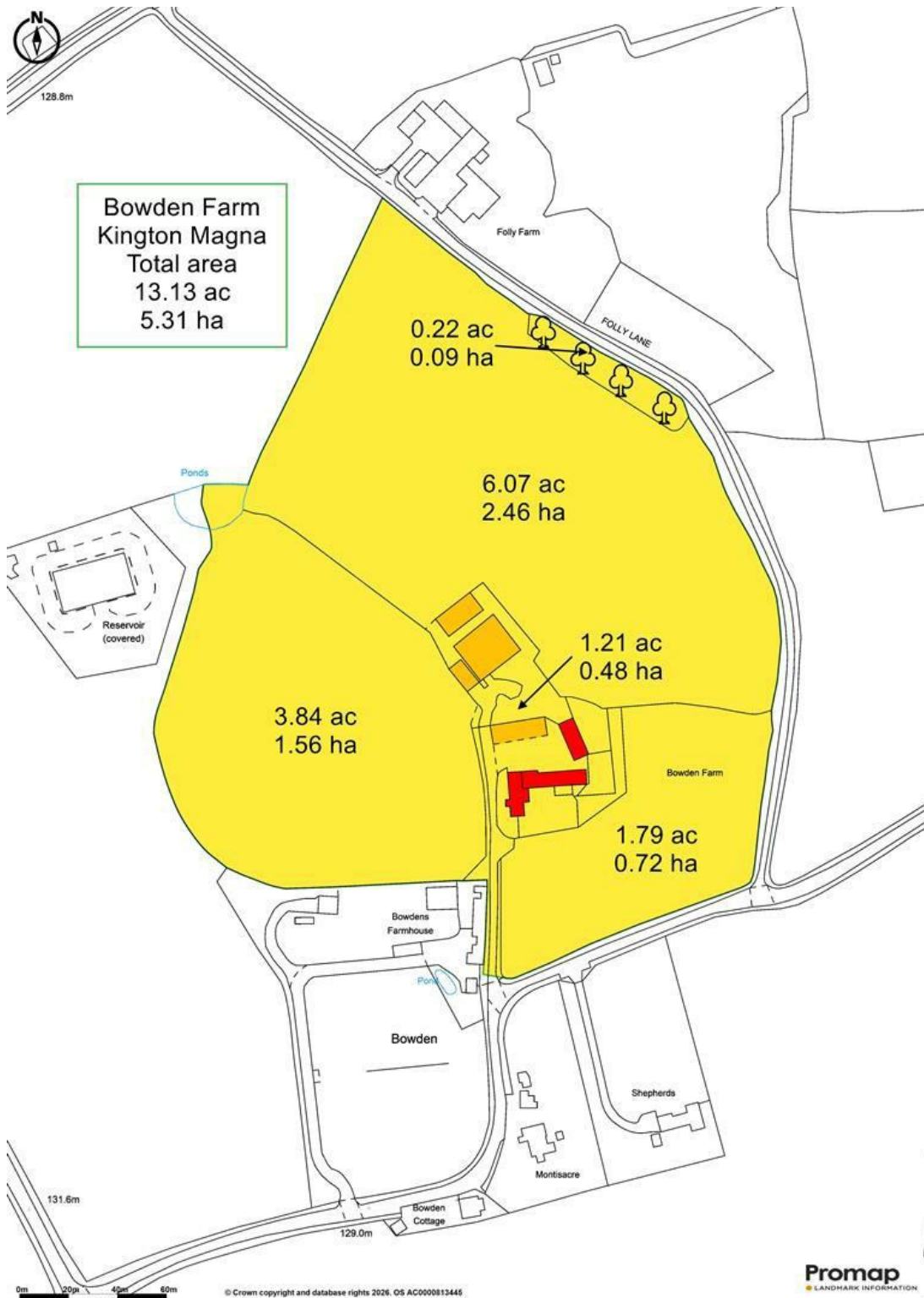
DIRECTIONS

What3Words: /// spins.rent.refer

VIEWINGS

Strictly by appointment with Symonds and Sampson

Tel: 01258 472244



Bowden Farm, Kington Magna, Gillingham

Farmhouse = 3419 sq ft / 317.6 sq m
 Limited Use Area(s) = 153 sq ft / 14.2 sq m
 Cobble Cottage = 530 sq ft / 49.2 sq m

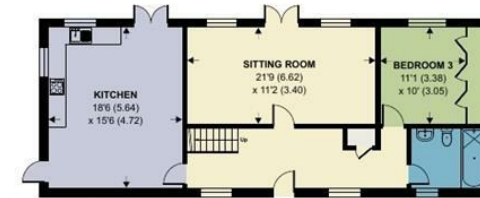
Wagon Cottage = 476 sq ft / 44.2 sq m
 The Milking Shed = 1369 sq ft / 127.2 sq m
 Total = 5947 sq ft / 552.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100%	A		
81-91%	B		
69-80%	C		
55-68%	D		
39-54%	E		
21-38%	F		
1-20%	G		
Not energy efficient - Higher running costs			
England & Wales		57	71
EU Directive 2002/91/EC			



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1400550



SturAg/AJT/Apr2026



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