

Symonds
& Sampson



Cottage One

Manor House Farm, Ibberton, Blandford Forum, Dorset

Cottage One

Manor House Farm
Ibberton
Blandford Forum
Dorset DT11 0EN

A three bedroom fully furnished cottage set on the outskirts of the picturesque hamlet of Ibberton within walking distance of St. Eustace church.



- Furnished
- Long term let
- Available early March
- Situated on the outskirts of Ibberton
 - Rural home
 - Allocated Parking

£1,200 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

A three bedroom fully furnished cottage set on the outskirts of the picturesque hamlet of Ibberton within walking distance of St. Eustace church.

Available March with a preference for a longer-term tenancy. Due to the property being on a working farm, pets and children are not permitted.

Cottage Three has been carefully furnished in a comfortable eclectic style and is well presented throughout. However, there is some flexibility on the furnishings available with the property. This rural home provides spacious accommodation with an entrance hall, cloakroom, kitchen/dining room, shower room, sitting room and utility cupboard on the ground floor. On the first floor, there are three double bedrooms and a bathroom with separate shower cubical.

The property is located at the entrance of the farm with allocated parking to the right-hand side. To the front of the cottage is an enclosed lawned garden with patio area.

Please note there is an additional charge of £250 per month for oil central heating, electricity, water and drainage.

Rent: - £1200 per calendar month / £276 per week

Holding Deposit - £276

Security Deposit - £1384

Council Tax Band: C

EPC Band: D



SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage and electric. There is mobile signal and Ultrafast broadband provided to the property (Starlink) as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let furnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

Ibberton is a delightful North Dorset hamlet between the traditional market town of Sturminster Newton and the Georgian town of Blandford Forum. The village nestles in the lee of Bulbarrow Hill which benefits from superb far reaching views. Ibberton has a church, a country public house and parish hall which also serves Woolland and Belchalwell. The surrounding countryside is renowned for its excellent walking and riding, with a number of well-established pubs and the Jurassic Coast and Bulbarrow Hill within easy reach.



DIRECTIONS

[what3words///written.shuffles.reminder](https://www.what3words.com/written.shuffles.reminder)

From Blandford Forum, proceed towards Shaftesbury on the A350. At Durweston traffic light turn left onto the A357 towards Sturminster Newton. Proceed along the A357 and through Shillingstone. After a short distance take the left hand turning signposted to Okeford Fitzpaine. Proceed to Okeford Fitzpaine, take a sharp right hand corner and then turn left and left again signposted to Ibberton. Follow the road for approx. 2.5 miles and enter the village of Ibberton. Take a left hand turning signposted to the Church and the property will be found on the left hand side signposted Manor House Farm after a short distance.



Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest running costs)			
A	92-100	86	
B	81-91		
C	69-80	63	
D	55-68		
E	39-54		
F	13-38		
G	1-12		
Not energy efficient (highest running costs)			
England & Wales		EU Directive 2002/91/EC	



Blandford/LM/February26



01258 458473

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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