



# Delcombe Farmhouse

Milton Abbas, Blandford Forum, Dorset

# Delcombe

Milton Abbas

Blandford Forum

Dorset DT11 0BT

A substantial four bedroom former Farmhouse located near the popular village of Milton Abbas benefiting from far reaching countryside views.



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- Unfurnished
- Preferred long term let
- Available immediately
- Situated near the sought after village of Milton Abbas
  - Far reaching countryside views
  - Ample Parking
- Superfast broadband (fibre to the door)

£2,500 Per Month

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## THE PROPERTY

A substantial four bedroom former Farmhouse located near the popular village of Milton Abbas benefitting from far reaching countryside views.

Available immediately for an initial 12-month tenancy with a preferred longer-term tenancy. Pets considered at the Landlord's discretion.

Delcombe Farm House is set within beautiful countryside (the whole valley is grade II listed) and boasts a wealth of original features. It has been redecorated throughout and has a new boiler. The ground floor comprises of a large kitchen with separate larder, a panelled dining room with feature fireplace and wood burner, a sitting room also with a feature fireplace and wood burner. There is ample storage and an outbuilding. Upstairs there are four good sized bedrooms and the family bathroom.

There are gardens to the front and side of the property mainly laid to lawn.

Agent's Note: There is a paddock and field shelter available via separate negotiation.

Rent: - £2500 per calendar month / £576 per week

Holding Deposit - £576

Security Deposit - £2884

Council Tax Band - F

EPC Band - E

## SERVICES

The rent is exclusive of all utility bills including council tax, water, mains electricity, oil for the heating and private septic tank. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is a low flood risk at the property as stated by gov.uk. The property is of a rendered brick and flint build under a slate roof and will be let unfurnished.

<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

Milton Abbas is an historic Dorset village lying within a designated Conservation Area, predominantly made up of thatched cob cottages and having a famous public school adjoining the Abbey. The village has an award winning doctors' surgery, a large play park, St James Church and reading rooms, a farm shop and riding stables close by. School catchment area for The Dunbury Primary and Blandford Secondary Schools. The market town of Blandford Forum is approximately 7 miles and the county town of Dorchester is approximately 10 miles. Sporting activities are varied with golf available at the Mid-Dorset and Ashley Wood golf clubs and sailing at Poole, approximately 20 miles.



## DIRECTIONS

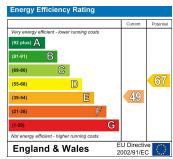
what3words///decorator.shrubbery.fixed From Blandford Forum, proceed towards Dorchester along the A354 and continue for approximately 6 miles. On arrival in the village of Winterborne Whitchurch, turn right into Chescombe Lane and follow the road until you reach the village of Milton Abbas. Take the first left turn through the village and turn right at the bottom of the hill towards Milton Abbey School. Opposite the school exit turn right onto a private road signed Delcombe Farm. The property is at approximately 1 mile.



# Milton Abbas, Blandford Forum

Approximate Area = 3203 sq ft / 297.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1361695



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