



Symonds
& Sampson

Brookfield Farm

Batcombe, Dorchester, Dorset

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Batcombe, Dorchester,
Dorset, DT2 7BG

A well equipped equestrian property located in a beautiful peaceful setting.



10.34 acres (4.18 ha)

- Tranquil West Dorset countryside with far reaching views
 - A substantial four bedroom principal house
 - Well presented interior finished to a high standard
 - Detached modern two bedroom barn conversion
- Excellent range of outbuildings suitable for a variety of uses
 - Nine stables, tack room, straw barn and manège
- Two parcels of land enclosed by mature hedgerows and stock proof fencing
 - Productive pasture land with river frontage
 - Surprisingly back on the market through no fault of the property

Guide price £1,275,000

Freehold

For Sale by Private Treaty

Yeovil Agricultural
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INTRODUCTION

Far from the Madding Crowd, Brookfield Farm with its 360-degree views must have one of the best and most tranquil locations in Thomas Hardy's Dorset: yet it is within easy reach of Sherborne, Yeovil and Dorchester. Having been run for over 50 years as a successful Arab horse breeding stud, this is the first time that the property with its architect-designed four-bedroomed house has been offered for sale.

Under the current ownership, the main house has undergone extension and upgrading to a high specification. The property has a superb barn conversion with hand-crafted oak beams and trusses, oak cottage doors and granite flooring which retains the heat from the under-floor heating. The barn forms a courtyard with the stable yard of nine loose boxes, all of which have rubber mats, and a tack room. There is also a recent steel-framed haybarn.

Together the property totals 10.34 acres of level pasture which lies between the medieval Seiver's Lane with its ancient oaks and bluebell and anemone woods, and the River Wriggle renowned for its "Wriggle Stones", star-shaped fossils, and abundant wildlife.

SITUATION

Brookfield Farm is situated in glorious open West Dorset countryside between the towns of Dorchester and Yeovil. It is situated off Wriggle River Lane, a quiet country lane, between the villages of Batcombe and Leigh. The property benefits from a rural location yet is close to local amenities. Yeovil offers a range of facilities including retail, recreation, and schooling, and two mainline railway stations (London Waterloo 2.5 hours and London Paddington 3 hours). The A37 is 10 minutes away and provides excellent road links. The area is renowned for its schooling with Perrott Hill, Hazlegrove, and Sherborne schools all within just over 30 minutes.



There is a good network of quiet country lanes and bridleways on the doorstep for riding, walking, and cycling. There are no public rights of way affecting the property.

Set to the north of the holding and accessed from Seiver's Lane is Seiver's Copse, where the Wriggle River and Batcombe Stream cross. The copse boasts bluebell and wood anemone and an array of wildlife whilst Seiver's Lane forms a medieval drove and bridleway.

THE PROPERTY

Sitting towards the northern boundary, the architect-designed house faces west and is surrounded by lawns and a paved patio. The property is constructed of brick elevations under a tile roof. The windows and doors are UPVC double glazed. The main house offers good equal sized rooms and provides a total of 1,998 sq ft of accommodation. Both the sitting room and dining room enjoy doors leading out onto the patio and rear garden. The sitting room features a traditional wood burning hearth with marble surround. The kitchen has a quarry tiled floor, with fully fitted Sheraton Craftsman Oak units, integrated oven and ceramic hob, and an oil fired Rayburn. On the first floor, the large landing gives access to four good sized bedrooms, one of which has a balcony with stunning views over the adjoining pasture land. The ground floor study could serve as a fifth bedroom. Attached to the northern elevation of the house is a double garage of the same construction as the house.

THE BARN CONVERSION

Set to the south of the main house is an impressive self-contained two-bedroom barn conversion boasting open plan modern living featuring hand-crafted oak trusses and beams, oak cottage doors, two bathrooms, and far-reaching views. The barn conversion comprises rendered elevations under a slate tile roof and benefits from granite tiled flooring over sub-floor heating throughout.

Please see floorplan for accommodation and measurements.





GROUNDS

The main house is surrounded by well-manicured lawns with a patio set to the west. The garden features an array of well-established trees and shrubs and a range of fruit trees adjoining the eastern boundary. There are two vegetable patches on the northern boundary. The property is well-screened by well-established trees along the lane-side boundary. The barn conversion benefits from an enclosed garden with lawns to the west with well-established flowerbeds and a patio area.

THE APPROACH

The property is accessed directly from Wriggle River Lane.

The main house has its own separate gated access through a tarmacked driveway. The barn conversion and yard have their own gated access directly from Wriggle River Lane through the concrete yard.

THE STABLE AND BARN

Three sets of purpose-built stables provide for a total of nine stables and a tack room. The steel framed straw barn provides general storage (see floorplan). The outbuildings cover in total over 2,500 sq ft (240 sq m). All buildings were erected to a high specification for their purpose. The stabling is within close access of the main house and the barn conversion for easy monitoring. There is also a former

manège set to the west of the buildings.

THE LAND

The land is predominantly level with some gentle slopes and extends to a total of 10.34 acres (4.18 hectares). It surrounds the main holding and boasts stunning views of the adjoining countryside. The soil is slightly acid but base rich loamy and clayey soil. Divided into two parcels by stockproof fencing and mature hedgerows. There are also a number of mature trees providing good shade. Currently in a permanent pasture mix and managed for horses, the land is equally suited to livestock uses. On the western boundary is the River Wriggle renowned for its

“Wriggle Stones”, star-shaped fossils, and providing a haven for wildlife. There is a bridge along the eastern boundary providing access to the river.

SERVICES

Mains water and mains electricity to the house, barn conversion and buildings. Oil fired central heating to both properties. Private drainage.
Full fibre broadband available.
Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom’s website for more details.

FLOODING

The property being near the source of the Wriggle has never been known to flood.

LOCAL AUTHORITY

Dorset Council - Council Tax Band E

DESIGNATIONS

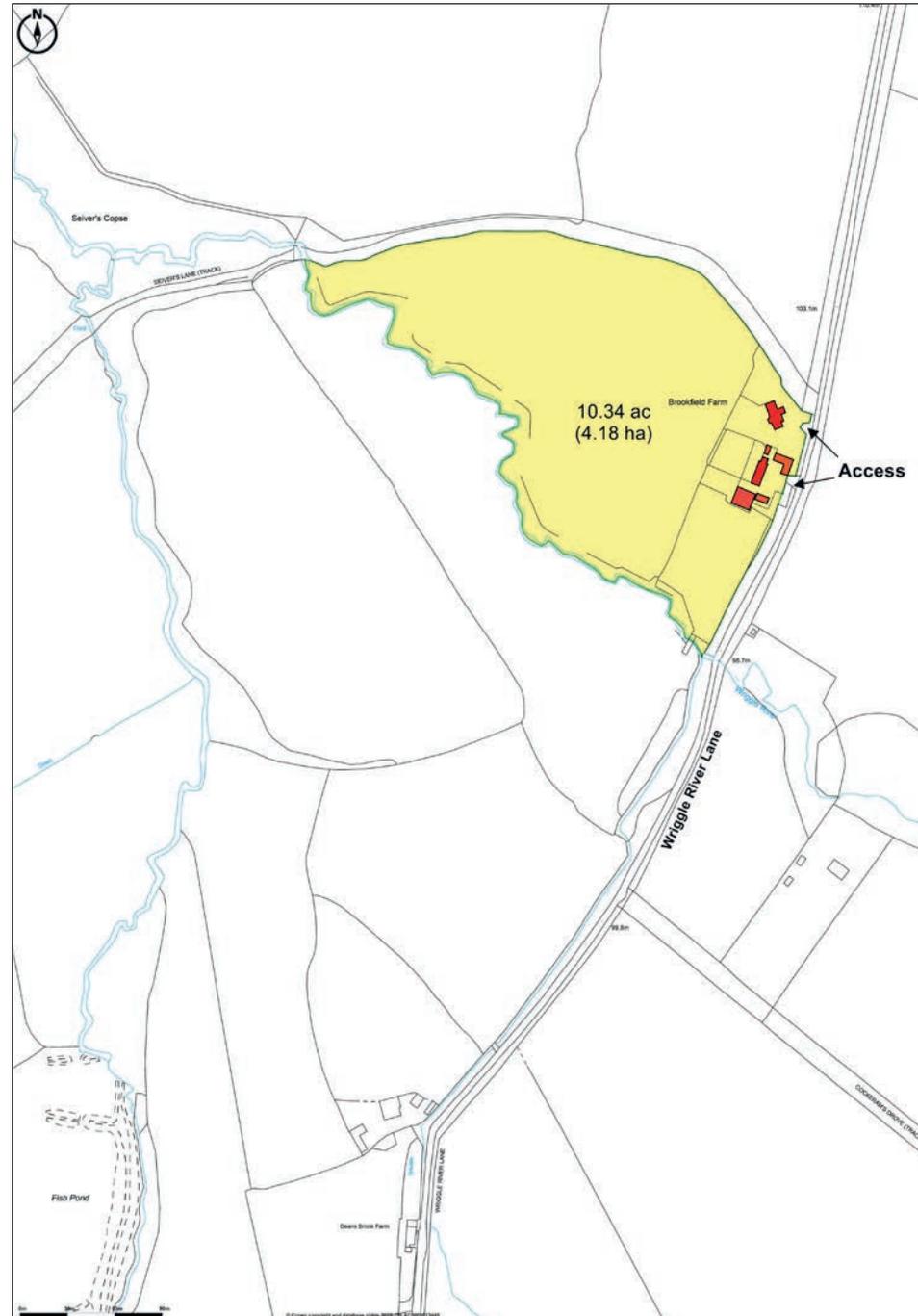
The property is currently located in a Site of Special Scientific Interest Impact Risk Zone.

DIRECTIONS

What3words ///defended.showering.translate

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell or Stephen Hennessey on 01935 423526 or 01935 382901.



Brookfield Farm, Batcombe, Dorchester

Approximate Area = 1998 sq ft / 185.6 sq m (includes garage)

Annexe = 940 sq ft / 87.3 sq m

Outbuildings = 2587 sq ft / 240.3 sq m

Total = 5525 sq ft / 513.2 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: 1161384



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(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		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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