



EAST STOUR

Boatwrights
Estate Agents



BUTTERWELL FARM

East Stour, Dorset, SP8 5LR

Summary Of Accommodation

Stunning Countryside Cottage In Sought After North Dorset Village | Fashionably & Stylishly Presented Home | High Specification Upgrades Throughout | Superb Dual Aspect Kitchen / Breakfast Room | Three Bedrooms & Two Bathrooms In Main House | Attractive Gardens Spanning 0.75 Of An Acre | Fantastic One Bedroom Annexe | Attractive Sun Terrace | Driveway Parking & Garage | EPC: F

The Property

Constructed predominantly of local and reconstituted stone, Butterwell Farm offers an idyllic countryside home, located within the North Dorset village of East Stour.

Presented stylishly throughout both the house and annexe (together just over 2000 sq ft of accommodation) have been significantly improved during the current Owners reign.

Comprising an entrance porch, utility, kitchen/breakfast room, dining room, sitting room, downstairs bathroom, three bedrooms and an upstairs shower room.

Location

The ever-popular North Dorset village of East Stour sits within the Blackmore Vale and approximately 2 miles to the east bank of the River Stour. It is 20 minutes from Sherborne and 22 minutes from Bruton.

Well known for its award winning Farm Shop and very well thought of Pubs The Crown Inn and The Kings Arms, East Stour is a popular village as it presents a fantastic balance of countryside living and immediate amenities. The village also offers a well-attended Primary School as well as a Parish Church. Nearby Gillingham enjoys a wide range of facilities including Waitrose & Asda superstores, doctors, dentists, pharmacies, local shops and boutiques as well as the train station.

Gillingham School is a highly sought after mixed comprehensive and there are some of the county's most prestigious private schools nearby including Port Regis, St Mary's, Sandroyd, Clayesmore and St Mary's Primary.





Outside

The grounds around the main house and annexe/studio are of a mature nature and have been well cared for by the current owner.

Spanning approximately 0.75 of an acre, the grounds are full of flower beds, well established trees as well as an amazing herb garden located at the front of the house.

In addition is very productive vegetable patch and several soft fruit trees including beautiful apple and plum. At the base of the garden is a stream that forms a tertiary of the River Stour and a fire pit area.

Off road parking and the garage are situated at the front of the house and provide ample space for several vehicles. Lastly, the sun terrace located to the south west provides the perfect space to entertain and dine alfresco.

Annexe / Studio

Constructed in 2010 on the site of an old pigsty, the Annexe/ Studio is a simply brilliant space that has all manner of possibilities. The main room overlooks the pond and garden bringing a sense of calm and peace as well as offering a fantastic view of the countryside beyond. In addition is a shower room, bedroom and a kitchen.

Services

Butterwell Farm is connected to mains water, electricity and drainage. A newly installed, energy efficient Air Source Heat Pump is present that controls the central heating.

Local Authority

Dorset Council, Band G

Tenure

Freehold

Viewings

Strictly by appointment, only with Boatwrights.

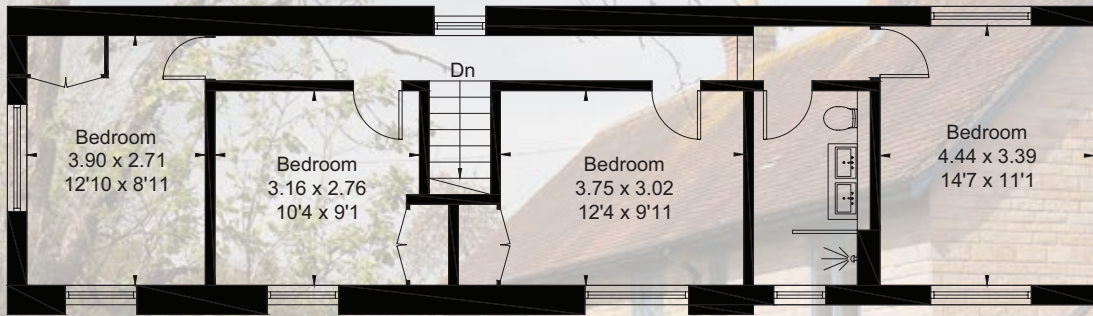
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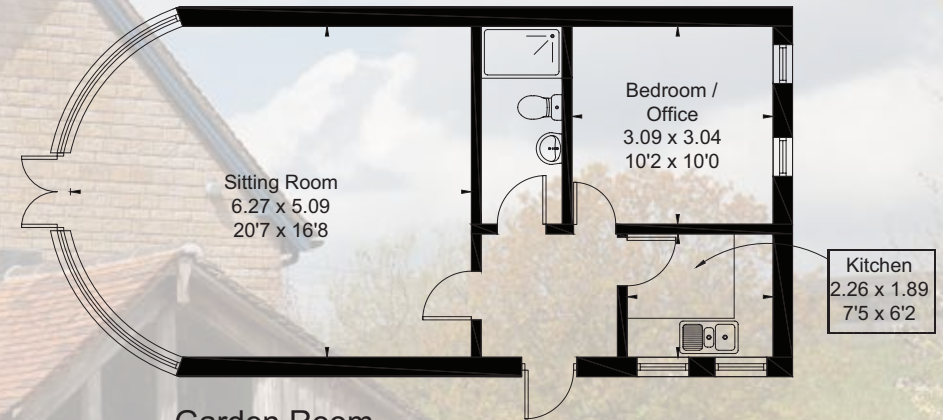




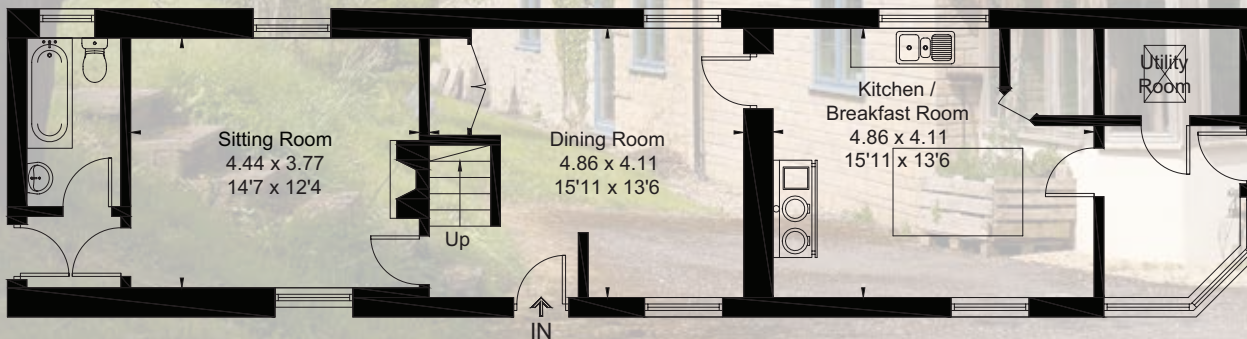
Approximate Floor Area = 143.2 sq m / 1541 sq ft
Garden Room = 52.2 sq m / 562 sq ft
Total = 195.4 sq m / 2103 sq ft



First Floor



Garden Room
(Not Shown In Actual Location / Orientation)



Ground Floor

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. 30th April 2024

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