



STOUR ROW

Boatwrights
Estate Agents



HILL FARM

Stour Row, Dorset, SP7 0QW

Summary Of Accommodation

Stunning North Dorset Farmhouse Within Attractive Village | Over 2500 Sq. Ft Of Flexible Accommodation Presented In Immaculate Fashion | Five Bedrooms & Three Bathrooms | Four Reception Rooms Including Cosy Snug | Fantastic Kitchen/Breakfast Room With AGA | Amazing Principal Bedroom With En Suite | Superb Gardens Spanning Over 0.75 Of An Acre | Additional Land Available By Separate Negotiation (c. 3 Acres) | Driveway Parking & Car Barn | No Onward Chain | EPC: E

The Property

Welcome to the beautiful, Hill Farm.

Located in the typically English, North Dorset village of Stour Row, this charming, characterful and welcoming Farmhouse offers an excellent amount of classically presented accommodation arranged in a methodical fashion.

With over 2500 sq. ft. of fantastic living space, this superb rural home has it all.

The main rooms include a high spec kitchen/breakfast room complete with AGA as well as a relaxing sitting room with wood burning stove. In addition, on the ground floor is a cosy snug, separate dining room with wood burning stove, office and an extremely useful, spacious utility room.

Upstairs are five very well-proportioned bedrooms, two of which benefit from en suite facilities. A further main family bathroom is present and all rooms on the first floor offers spectacular views of the surrounding countryside.

Services

The property is connected to mains water and electricity as well as private drainage. An LPG Gas central heating system is present as well as the added benefit of owned, highly efficient solar panels.

Local Authority

Dorset Council, Band G.





Location

Stour Row is a peaceful and tranquil highly sought after North Dorset village consisting mainly of cottages, farms and larger properties.

The village itself has a vibrant and engaged community with several events being held of the calendar year. Duncliffe Hill (Woodlands Trust) is located on the outskirts of the village with several other spectacular walks in close proximity.

The nearby country towns of Shaftesbury, Sturminster Newton and Gillingham which are all within easy driving distance and provide a variety of amenities for your everyday needs.

Outside

Hill Farm continues to impress externally with its immediate gardens spanning just under 1 acre that face both south and eastwards. The main garden is predominantly laid to lawn which mature shrub and hedge borders. An orchard is present as well as several raised beds for those with green fingers!

The gardens are just the perfect partner for this stunning house and offer exactly what you would expect from this type of property, private, peaceful, of excellent size and nature all of which that can be enjoyed throughout the seasons.

Additional Land

Available by separate negotiation is an approximately 3.2 Acre slightly undulating field/paddock.

The Land is within close proximity to the main house and does benefit of having its own access through a Right of Way across the neighbouring track. The most exciting element of this piece of land however is that it boasts direct access to Duncliffe Woods as well as a jaw dropping view of the neighbouring countryside.

Tenure

Freehold

Viewings

Strictly by appointment, only with Boatwrights.

01747 213 106

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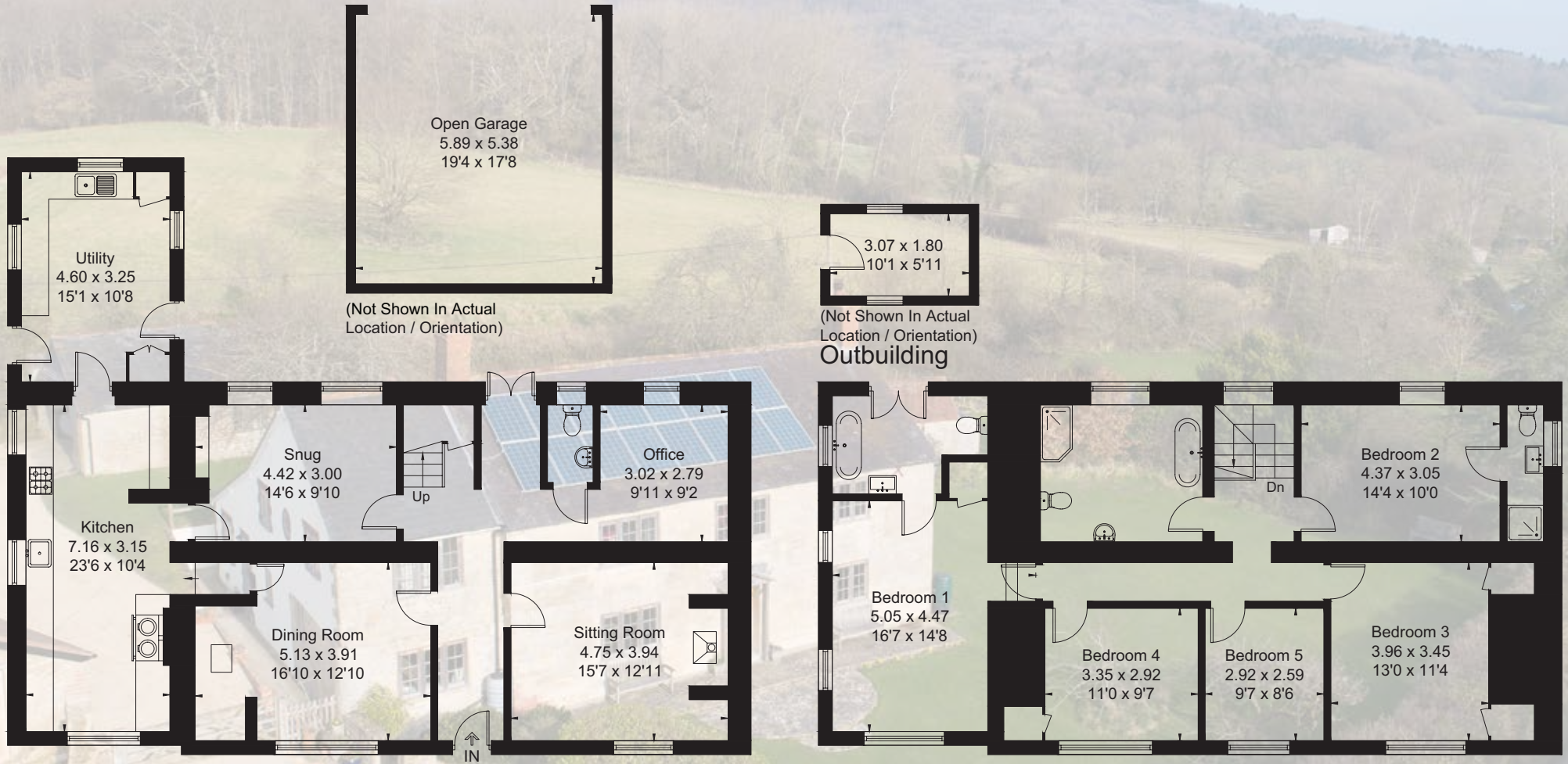




Approximate Floor Area = 237.3 sq m / 2555 sq ft (Excluding Carport)

Outbuilding = 5.5 sq m / 60 sq ft

Total = 242.8 sq m / 2615 sq ft



Ground Floor

First 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. 28th February 2025

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