



CASTLE FARM HOUSE

BLANDFORD FORUM, DORSET DT11 0RJ

JACKSON-STOPS 

CASTLE FARM HOUSE
CASTLE LANE, OKEFORD FITZPAINE, BLANDFORD FORUM,
DORSET DT11 0RJ

A TYPICALLY ATTRACTIVE AND IMMACULATELY RESTORED DORSET FARMHOUSE WITH EXCELLENT ACCOMMODATION IN A POPULAR VILLAGE SETTING



DISTANCES

BLANDFORD FORUM 7½ MILES
SHERBORNE 14 MILES
STURMINSTER NEWTON 3 MILES
GILLINGHAM (STATION) 11½ MILES
POOLE AND BOURNEMOUTH 23 MILES
(ALL DISTANCES ARE APPROXIMATE)

KEY FEATURES

- Attractive grade II listed farmhouse
- Set in the conservation area of an historic village
- Comprehensively restored and updated
- Many original period features
- 3 impressive reception rooms
- 5 double bedrooms and 4 bath/shower rooms
- Well kept garden and plenty of parking
- Detached garage/barn style outbuilding (potential annexe)

DESCRIPTION

With its striking mix of brick, stone and timber framed elevations Castle Farm House is a typically attractive listed early C17th Dorset farmhouse that is nicely situated close to the centre of this very popular North Dorset village. Comprehensively and thoughtfully refurbished, the house has very generous accommodation with an excellent arrangement of reception rooms including a dining hall with inglenook fireplace and wood burner, a large sitting room with inglenook fireplace and a 32ft family room with another fine stone fireplace and wood burner. A recently refitted country style kitchen with stone floor, and separate utility room and cloakroom complete the ground floor. Upstairs there are 5 well proportioned double bedrooms and 4 bath/shower rooms (2 ensuite). The substantial detached outbuilding is currently a double garage with a loft room, but it could easily be converted to create an annexe (subject to planning permission). With a wealth of period features, the house is exceptionally well presented and recent refurbishment work includes installation of the new kitchen and bathrooms, a new boiler and hot water system and the thatched roof was re-ridged in 2013. So, this charming old house is now a perfect period home with all the space and creature comforts needed for modern family life.

OUTSIDE

The house is set back from the lane behind a low wall and a pretty front garden, with a double five-bar gate to one side giving access to a large gravel courtyard behind the house. There are more formal gardens to the side (south) of the house and beyond the courtyard which back on to open farmland and are mainly laid to lawn with mature borders and both new and mature hedges. The courtyard provides a large turning area and plenty of parking in front of the timber clad barn style outbuilding that is currently a double garage with stairs up to a large studio/loft room that could be converted into a substantial annexe. subject to planning consent.



SITUATION

Situated at the foot of Okeford Hill on the edge of the Blackmore Vale, Okeford Fitzpaine is a very popular Dorset village surrounded by some of the prettiest countryside in this part of the south of England. It is a thriving village with a newly refurbished village shop and Post Office, a pub (The Royal Oak) a primary school and an active church and village hall. More local amenities are nearby in Sturminster Newton and Shillingstone, and it is only a short drive into Blandford Forum or Sherborne. Sherborne and Gillingham both have mainline railway with fast regular trains to London Waterloo, the A303 lies about 17 miles to the north bringing London within reasonable driving distance via the A303/M3 and the business centres in the Poole/Bournemouth/Christchurch conurbation are within easy commuting distance. This part of the west country has become well known for its choice of highly rated schools. As well as a popular village primary school, Sturminster and Gillingham both have state secondary schools and independent schools in the area include Bryanston, Milton Abbey, Sherborne and Clayesmore, as well as Sandroyd, Hanford, Knighton House and Port Regis prep schools. There is excellent walking, cycling and riding in the countryside around the village and the coast is under an hours' drive to the south between Poole Harbour in the east and along Dorset's renowned Jurassic Coast to the west.



PROPERTY INFORMATION

Services: All mains services are available at the property. Gas fired radiator central heating and hot water.

Local Authorities: Dorset Council. (01305) 221000 / www.dorsetcouncil.gov.uk

Planning: Please note Castle Farm House is listed grade II and situated in the village conservation area.



CASTLE FARM HOUSE CASTLE LANE, OKEFORD FITZPAINE, BLANDFORD FORUM, DORSET DT11 0RJ

TOTAL APPROX. FLOOR AREA 3,904 SQ FT / 362.7 SQ M
(INCLUDING GARAGE)

Council Tax: Tax Band G. Current charge for the year
2020/21 £3,322.85

EPC: Exempt (listed)

DIRECTIONS (DT11 0RJ)

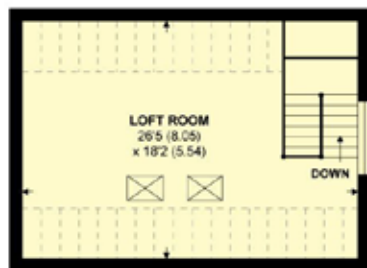
Leave Blandford Forum heading north on the A350 towards Shaftesbury and at the traffic lights on the river bridge at Durweston turn left onto the A357 towards Sturminster Newton and Sherborne. Drive through Durweston and Shillingstone and about a mile after you leave Shillingstone at the crossroads on the brow of the hill turn left to Okeford Fitzpaine. Follow the lane into the village and Castle Farm House will come up on your left a short distance after the sports ground. If you reach the pub and shop in the centre of the village you have gone slightly to far.

VIEWING

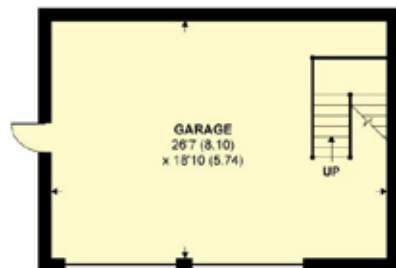
Strictly by appointment with the agents:
Jackson-Stops, Blandford 01258 423 002



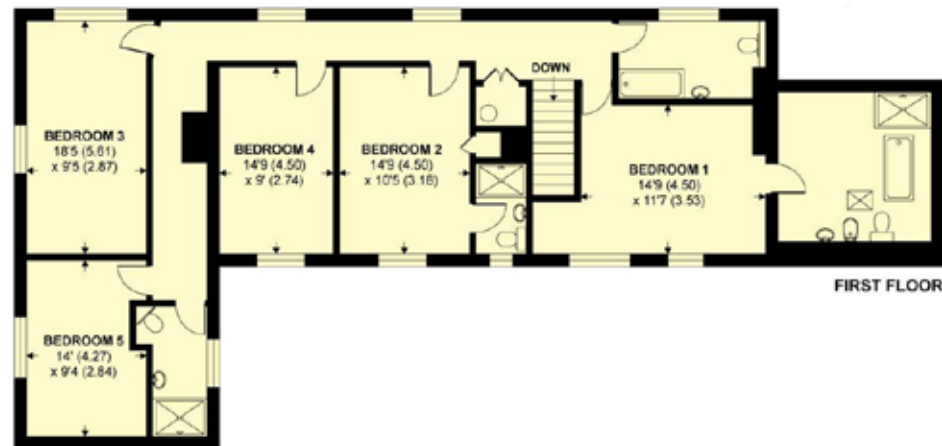
Denotes restricted
head height



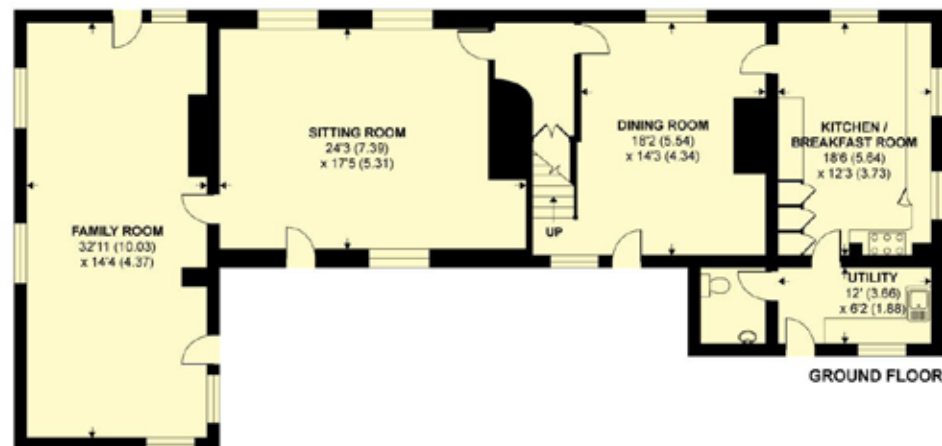
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

01258 423002

blandford@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910