



YEATMANS

OKEFORD FITZPAINE, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

YEATMANS

24 LOWER STREET, OKEFORD FITZPAINE, BLANDFORD FORUM,
DORSET, DT11 ORN

A SUBSTANTIAL AND ATTRACTIVE
PERIOD HOUSE WITH EXCELLENT FAMILY
ACCOMMODATION IN A POPULAR VILLAGE
LOCATION.



DISTANCES

Blandford Forum 7.5 miles

Sherborne 14.5 miles

Poole 21.5 miles

Gillingham (station) 11.5 miles

(All distances are approximate)

KEY FEATURES

- Attractive Grade II Listed character house
- Fine original period features
- Good accommodation (circa 2,000 sq ft)
- Two generous reception areas
- Farmhouse kitchen and separate utility room
- 4 double bedrooms
- Family bathroom plus shower rooms downstairs
- South facing garden with potential
- Private parking and space for new garage

DESCRIPTION

Located at the heart of the popular village of Okeford Fitzpaine and dating from the late 16th Century, Yeatmans is listed grade II and believed to be one of the oldest houses in the village.

It is an attractive part stone and part brick house under a well maintained roof that was re-thatched about 10 years ago and re-ridged last year (2021). Inside it retains a wealth of original features including some lovely fireplaces, beams and fine old plaster work. It also offers particularly good family accommodation comprising an inner hall off which there is a sitting room with large inglenook fireplace, a dining area and a farmhouse kitchen with a separate utility room/shower room and a rear lobby. Upstairs there are four double bedrooms and a family bathroom arranged over two floors. Yeatmans is presented in good order throughout and Okeford Fitzpaine is one of the few villages in this part of Dorset to benefit from all the main services, so gas central heating and no septic tank,

which all means this rather fine character house is also a very practical and easy to run family home.

OUTSIDE

Set back from Lower Street there is a narrow front garden and stone path up to the porch and ancient panelled front door. The path continues round the house to a rear lobby and into the back garden which is south facing and mainly laid to lawn. The garden really provides the new owners with an opportunity to exercise their garden design and landscaping skills to establish some new planting and borders. Access over the entrance to Pleydells Farm leads round the garden to a space where there is consent to build a new double garage at the top of the garden.



SITUATION

Yeatmans is nicely positioned in the centre of Okeford Fitzpaine, a popular and thriving village surrounded by some of the prettiest countryside in this part of the south of England. The village has a busy shop and post office, a pub (The Royal Oak) a primary school, active church and village hall. More local facilities are nearby in Sturminster Newton, and it is only a short drive into Blandford Forum with its Georgian market square, an M&S Food Hall, Tesco and Lidl superstore, or in the other direction to Sherborne with its pretty shopping street and Waitrose. Nearby Gillingham station has a regular train service to London Waterloo (just over 2 hours) and the A303 lies about 17 miles to the north bringing London within reasonable driving distance via the A303/M3. This part of the West Country has become well known for its choice of highly rated schools at all levels, and as well as the primary school in the village, Sturminster and Gillingham both have good state secondary schools, and independent schools in the area include Bryanston, Milton Abbey, Clayesmore and Sherborne as well as Sandroyd, Hanford, Knighton House and Port Regis prep schools. There are good opportunities for walking, cycling and riding in the lovely countryside around the village and the coast at Poole Harbour, Studland Bay and along Dorset's famous Jurassic coastline is under an hour's drive away.



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TOTAL APPROX. FLOOR AREA 2243 SQ FT / 208.4 SQ M

PROPERTY INFORMATION

Services: All mains services are available. Gas fired radiator central heating.

Local Authorities: Dorset Council (01305) 251000
www.dorsetforyou.gov.uk

Council Tax: Tax Band F Current charge for the year 2022/23 £3,240.60

EPC: Exempt (listed)

Planning: Please note, Yeatmans is listed grade II and situated in the village conservation area. The farm entrance beside the property will shortly be repaired and re-landscaped as part of the re-development of Pleydells Farm, work is due to start this summer. Plans for this development can be inspected on the Dorset Council planning portal (search for Pleydells Farm).

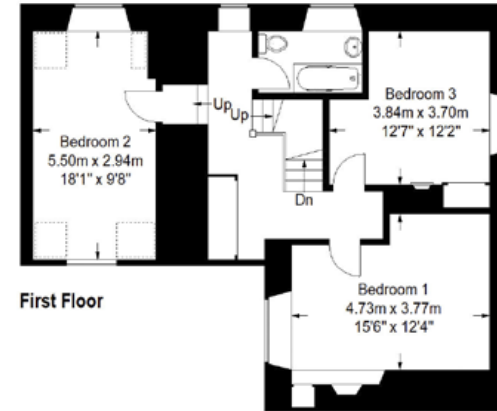
DIRECTIONS (DT11 0RN)

Leave Blandford Forum on the A350 towards Shaftesbury. At the first traffic lights turn left going over the bridge towards Sherborne and Sturminster Newton on the A357. Continue 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 centre of the village and when you reach the pub on the right (The Royal Oak), turn right into Lower Street and Yeatmans is then the fifth house on the left.

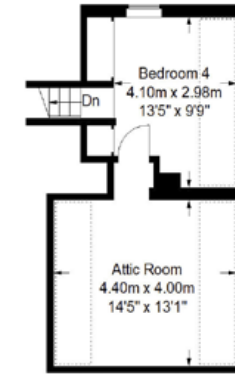
Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum
01258 423 002

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.

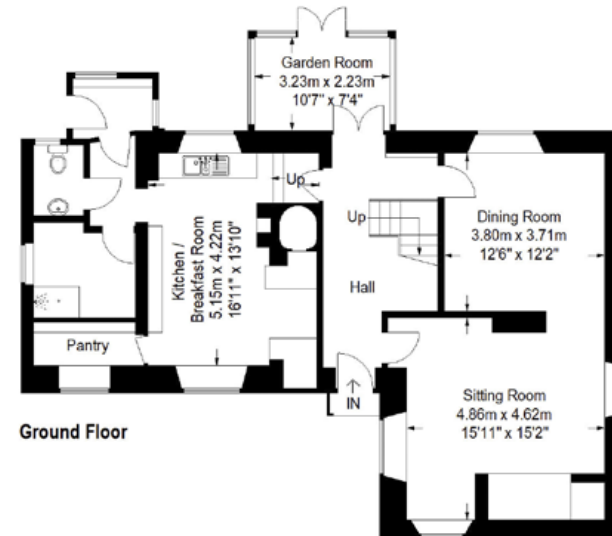
Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; 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.



First Floor



Second Floor



Ground Floor

BLANDFORD FORUM

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jackson-stops.co.uk

onTheMarket.com

rightmove



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