



Little Haydon Farm, Sherborne, Dorset







A **beautifully presented** country house in an exceptionally peaceful position with panoramic views over the surrounding countryside.

Summary of accommodation

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Study | Drawing room | Conservatory | Cloakroom

Principal bedroom with en suite | Four further bedrooms with en suites | Loft storage

Annexe: Open plan kitchen/sitting room/kitchen | Bedroom | Games room | Shower room

Stabling | Agricultural barn | Storage barns | Gardens and grounds | Lake

In all about 32.28 acres

Distances

Sherborne 12 miles, Shaftesbury 11 miles, Gillingham 12 miles (London Waterloo from 1 hour 57 minutes)

(All distances and times are approximate)



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Situation

Little Haydon Farm is situated in a private position at the end of a long drive with far reaching views over the surrounding countryside. The property offers the rare combination of an idyllic rural setting with accessibility to local amenities and transport links. Sturminster Newton is about 2.5 miles away, a pretty market town in the midst of the Blackmore Vale, providing good local amenities. The historic town of Sherborne with its abbey, castle and renowned schools is about 12 miles away and offers a wider range of facilities including a Waitrose supermarket and there are many well established independent shops.

North Dorset is renowned for the beauty of its countryside and there are many opportunities for walking and riding in the immediate area.

There are a number of highly regarded independent schools in the area, including Sherborne Prep, Sherborne Boys and Girls schools, Sherborne International College, Leweston, Port Regis, Sandroyd, Hazlegrove, Milton Abbey and Bryanston among many others in Dorset, Somerset and West Wiltshire.





Transport links in the area are excellent, with the A303 about 15 miles to the north giving access to London and the South West. The mainline station at Gillingham offers a direct line into London Waterloo taking from 1 hour 57 minutes, and the line into London Paddington is from Castle Cary taking from 90 minutes.

The Property

Built in 2013 in a stone construction, this superbly proportioned family home has been designed to incorporate plenty of open space with large hallways, and landings giving great light and space as well as a very welcoming feel. The owners have used antique and reclaimed materials through for the fireplaces and doors, giving a traditional and homely atmosphere to this delightful family home. The internal finish is exceptional and strikes the ideal balance of practicality with aesthetics. First impressions are superb, arriving at the head of the long drive to the striking south façade and central front door.

The entrance hall sets the tone for the rest of the house, a generous, open and welcoming room with a fantastic open fireplace and cantilvered staircase. From the entrance hall, the principal reception rooms are accessed. The drawing room is an elegant entertaining room, with an open fire, south facing sash windows and double doors leading to the garden. A door leads to the wonderful orangery, perfect for enjoying the views over the garden.

The kitchen and breakfast room form the heart of the home and is ideal for families. There is a large dining area with bi-fold doors leading to the extensive decked west facing terrace, positioned to take advantage of the magnificent views. The kitchen is fully fitted with ample space for cooking and preparation, lots of storage and an AGA. From the kitchen, double doors lead to a sitting room creating a semi-open plan feel. This is a wonderful room for relaxing and enjoying the surroundings and features another open fire, wooden floors and sash windows. Also on the ground floor is a home office/study ideal for those working from home, a utility room and cloakroom.

The beautifully designed cantilevered staircase leads to a galleried landing on the first floor overlooking the entrance hall. The bedrooms are all accessed from here, and the views from this floor are some of the finest in the house. The bedrooms are all of excellent proportions and all have en suite facilities. The principal bedroom is of particular note, with magnificent views and an elegant en suite. There are four further bedrooms and a staircase leads to an attic space above, which could be converted to further accommodation if required and subject to obtaining the relevant planning consents.





Approximate Gross Internal Floor Area

506.5 sq m/5,452 sq ft (Including Loft/Excluding Void)

Cottage = 76.3 sq m/821 sq ft

Total = 582.8 sq m/6,273 sq ft

Including Limited Use Area (8.7 sq m/94 sq ft)

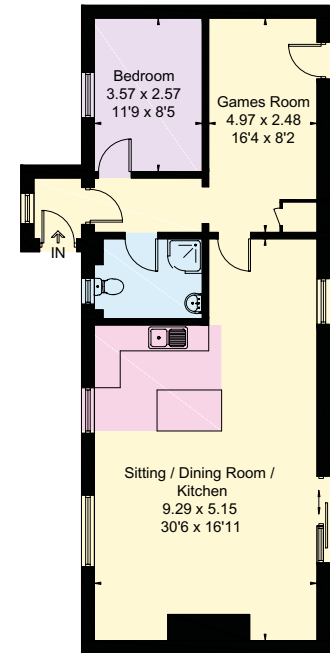
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

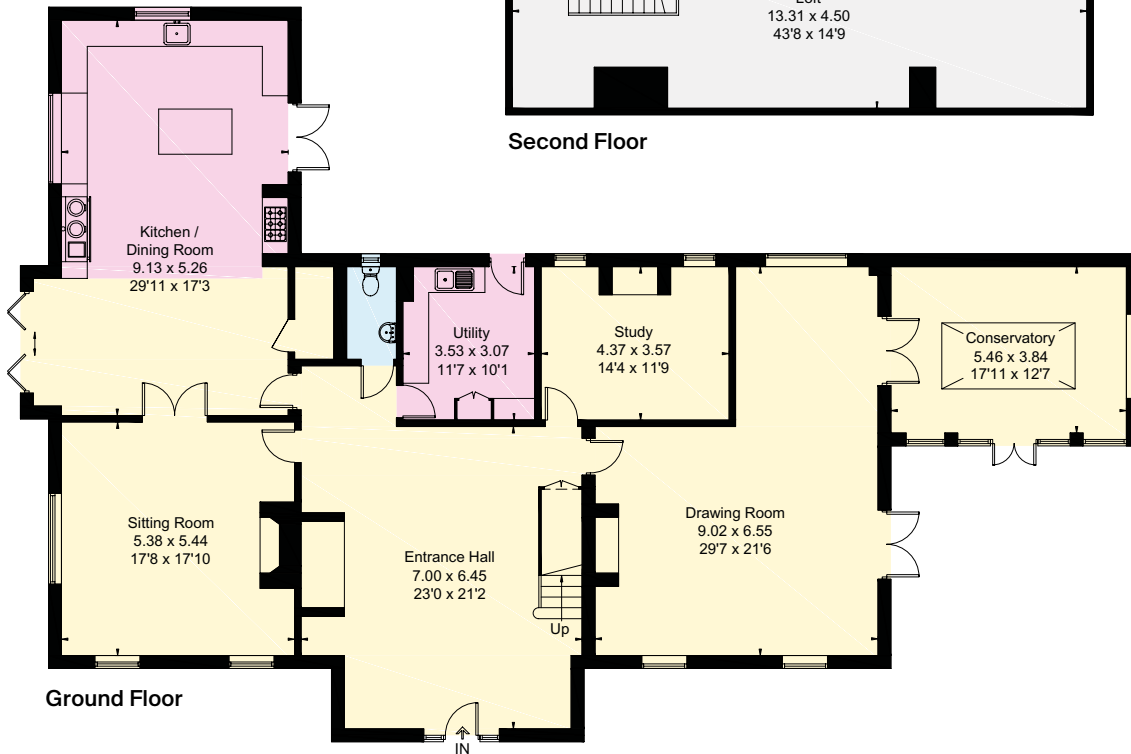
= Reduced head height below 1.5m



Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



The annexe

Secondary accommodation is provided in the annexe, which is ideal for additional guests or a dependent relative. The accommodation is all on one level and consists of an open plan kitchen and living room, bedroom, shower room and additional reception room. The annexe is close enough to the main house to be convenient for guests or relatives, and far enough away to remain private.

Gardens, grounds and outbuildings

The house is complemented by a number of outbuildings, cementing the considerable lifestyle benefits of Little Haydon Farm. There are eight former stables, a log store, hay barn and former pigsty. A large agricultural barn offers huge potential for somebody, and is ideal for those buyers who are looking for a project, subject to obtaining the relevant planning consents.

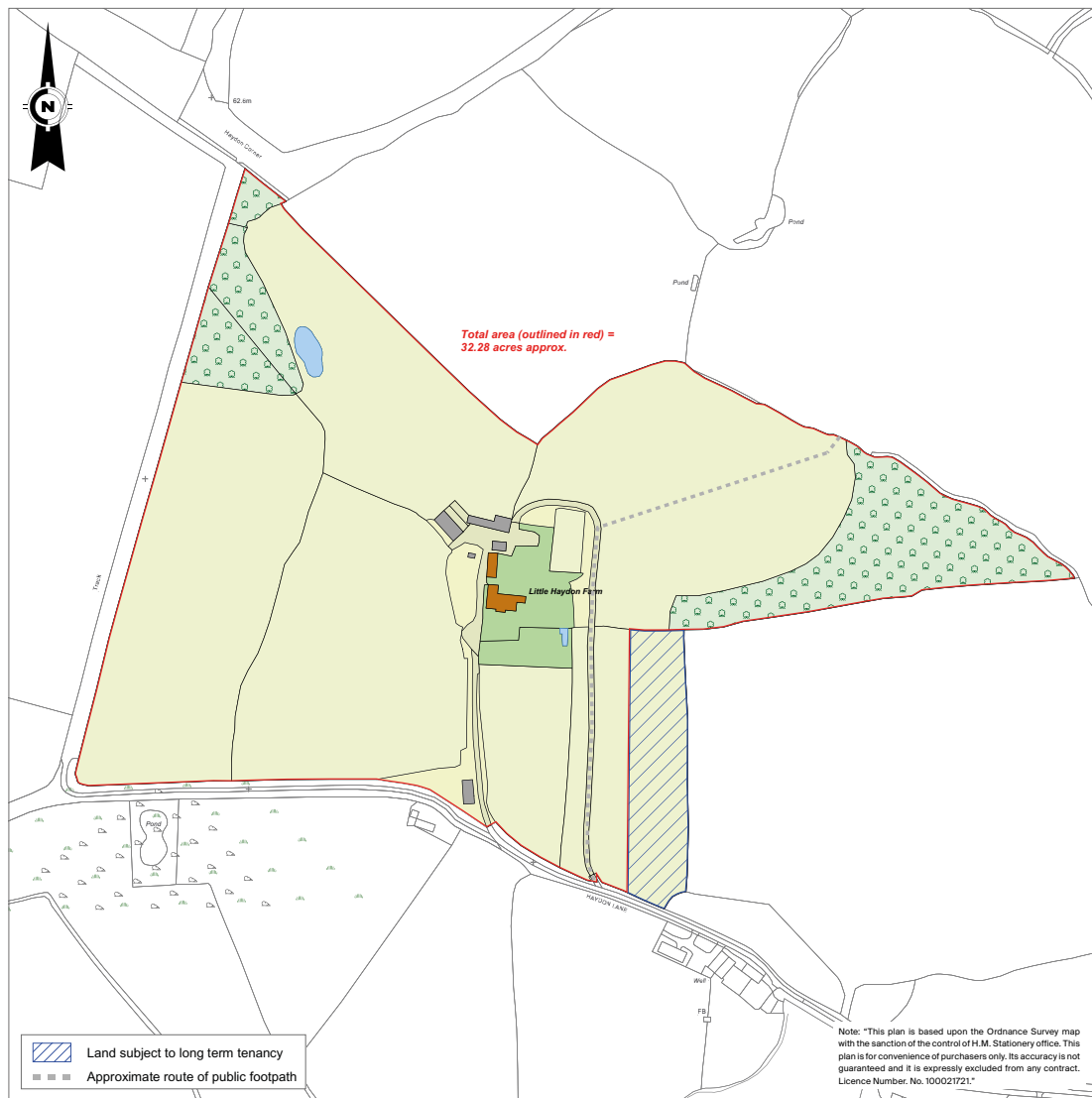
Unusually for a new house, the gardens and grounds are mature and established, ensuring optimum privacy. The views to the south and west are outstanding and the large decked terrace provides the ideal space for summer entertaining. The immediate gardens are mainly laid to lawn and beyond this are the paddocks.



The annexe







There are 1,500 trees and a beautiful, tranquil pond towards the bottom of the land. The entire property is a haven for wildlife and incredibly peaceful. The grounds extend to around 32 acres.

Services

Mains electricity and water. Oil fired central heating. Private drainage.

EPC rating

C

Local authority

Dorset Council: dorsetcouncil.gov.uk



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2022. Photographs dated May 2022.

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