

Springmead Farm Yetminster, Dorset DT9





A family house in a countryside setting with a large garden, views and 11 acres.



Situation & Amenities

Springmead Farm is set back off a country lane amidst open countryside and is a short drive from the attractive village of Yetminster (0.9 mile), which is a thriving community with a health centre with dispensary, veterinary surgery, railway station, church, village hall, pub, local Spar supermarket, primary school and sports/social club with a tennis court. Sherborne (6.5 miles) is convenient for most day-to-day requirements including a Waitrose supermarket, whilst the larger towns of Yeovil (7.1 miles) and Dorchester (15.3 miles) are also both within easy reach. For travel links there is an early rail service from the village to Paddington (2.5 hours) as well as regular services from Sherborne to London Waterloo (2 hours 15 minutes). The airports at Bournemouth and Exeter are both about an hour's drive away offering connections to UK and international destinations. There is a wide choice of schools from both the state and independent sectors locally. These include The Gryphon School (state secondary) in Sherborne, Leweston, the Sherborne schools and Perrott Hill, which are all within a 9 mile radius.

*Yetminster 0.9 mile (Paddington via Westbury 2.5 hours),
Sherborne 6.5 miles (Waterloo 2.25 hours), Yeovil 7.1 miles
A303 11.2 miles, Dorchester 15.3 miles, Bournemouth Airport
41.9 miles. (Distances and time approximate)*





Springmead Farm

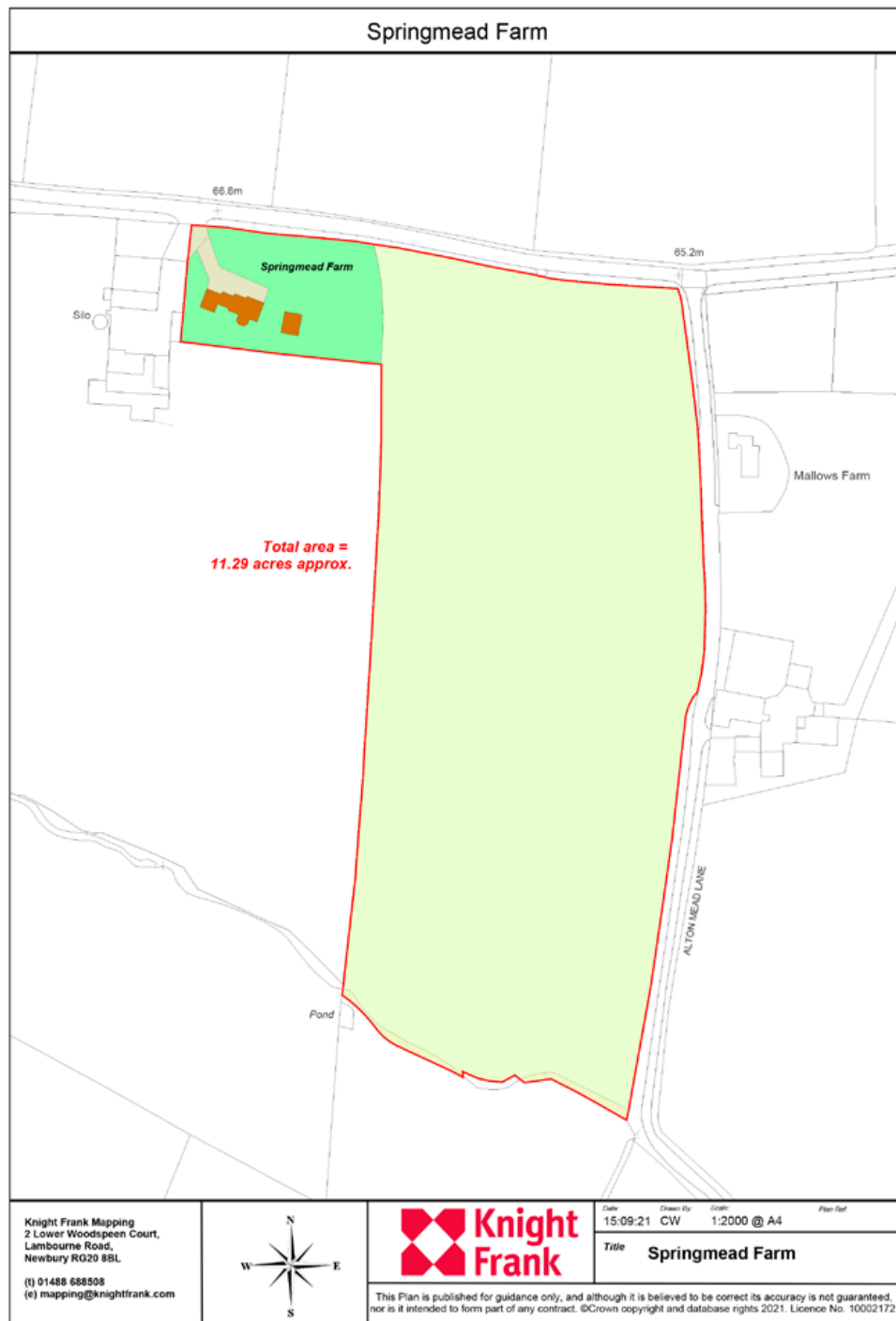
Built in about 1980 of composite stone under a tiled roof and with arched brick detailing above the windows, Springmead Farm is an attractive family house set within in a large garden and set back off a quiet country lane, with views from most rooms across open unspoilt countryside. The house is orientated north to south and is designed so that most rooms are both south-facing and look out across the garden towards the far-reaching views.

On the ground floor the two reception rooms and the kitchen/ breakfast room are grouped around three sides of the open, central entrance hall. The sitting room has a fireplace fitted with a wood burning stove and windows on two sides including French windows opening onto the terrace. The dining room is currently used as a study and leads through to the good-sized conservatory, which has ample space for dining and is fitted with Pilkington Activ Blue glass, which is self-cleaning and reduces solar heat entering the building. The kitchen/breakfast room has a tiled floor and is fitted with a range of units including a central island, timber work surfaces, 2-oven Rayburn, electric oven and gas-fired hob. Beyond are the utility room, cloakroom and back hall with direct access to the attached double garage with a separate staircase leading up to two double bedrooms and bathroom.

The first floor of the main house has an open, galleried landing which is well-lit by natural light and off which are the principal bedroom with en suite shower room, three further double bedrooms and the family bathroom. All the bedrooms have views over the surrounding countryside and three have built-in wardrobes. The property also offers the flexibility to expand further as detailed planning consents have been granted to convert the double garage to combine it with the bedrooms above to create a self-contained annexe and to build a stand-alone double garage within the grounds.







Garden & Grounds

Springmead Farm is approached down a gravelled drive bounded on one side by a Gallica rose hedge and leading to a parking area in front of the house with space for several cars. The mature, pretty garden surrounds the house and consists of a level lawn surrounded by mature hedging, specimen trees and shrubs with a deep, L-shaped border on two sides stocked with roses, herbaceous perennials and flowering shrubs. Extending along the back of the house on either side of the conservatory is a paved terrace. On one side of the garden a pergola leads through to the kitchen garden incorporating a greenhouse, garden store, vegetable beds and soft fruit cage. The paths between the beds are paved and mature hedging provides year-round shelter. A further pergola at the other end of the main border leads through to a stable block comprising two loose boxes and a tack room, which open onto a concrete apron. Adjacent is an orchard of apple, plum, pear and damson trees. Beyond the orchard is a field bounded by mature field hedges with its own vehicular access gate onto the lane. In all the garden and grounds amount to about 11.29 acres (4.57 hectares).

Tenure

Freehold

Services

Mains water & electricity. Private drainage. Oil-fired central heating & Rayburn. LPG-fired hob.

Local Authority & Council Tax Band

Dorset Council (www.dorsetcouncil.gov.uk).

Tax Band: F

Planning Applications

Permission to erect replacement garage (Ref: WD/D/20/002102 dated 6 January 2021).

Permission to convert existing double garage (Ref: WD/D/21/000107 dated 29 March 2021).

Directions (Postcode DT9 6NN)

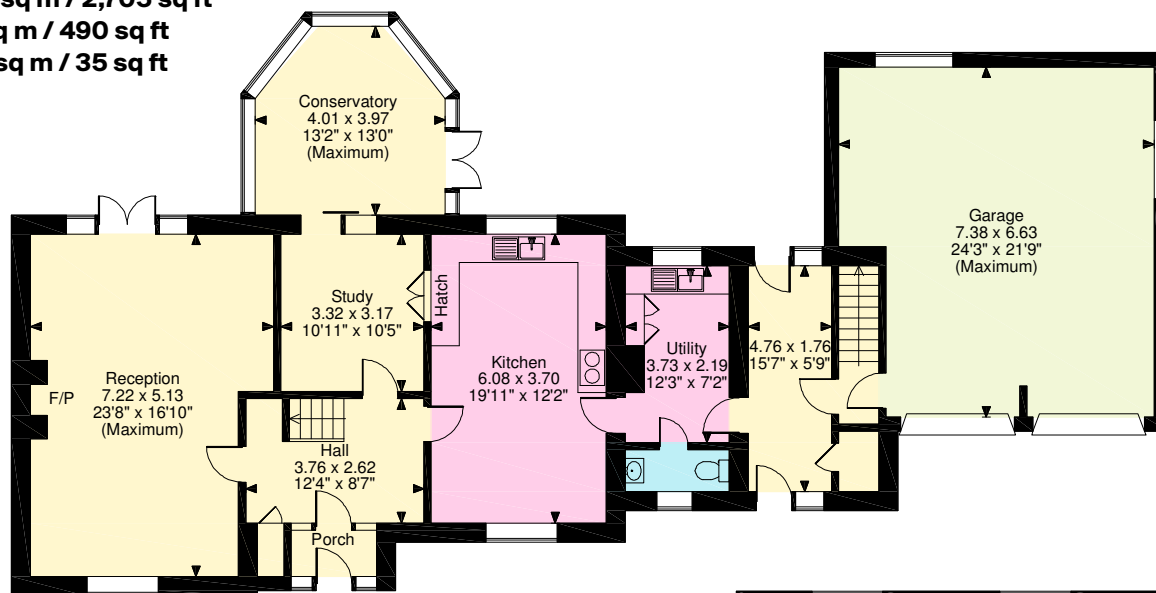
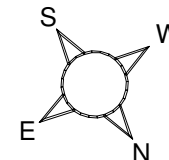
From Sherborne head south west off the A352 on Bradford Road. After 4.1 miles turn right, signed to Yetminster. Continue for about a 1.25 miles into the village and then turn left just after the Spar convenience store onto the High Street. Drive through the village and the property will be found on the right after about 1.25 miles.

Approximate Gross Internal Floor Area

Main House: 251 sq m / 2,705 sq ft

Garage: 45 sq m / 490 sq ft

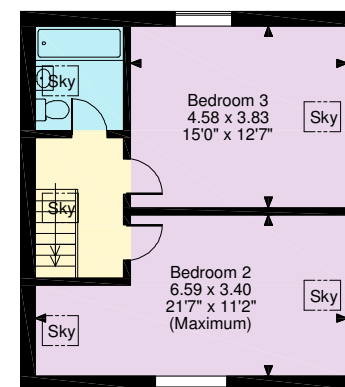
Stables: 377 sq m / 35 sq ft



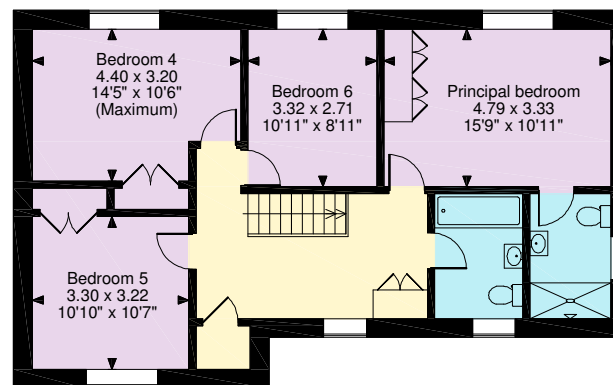
GROUND FLOOR

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

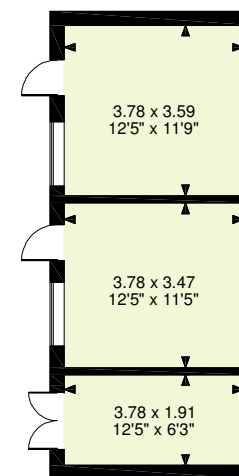
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



FLOOR ABOVE GARAGE



FIRST FLOOR



STABLES

Knight Frank
15 Cheap Street
Sherborne, DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more.

Simon Barker
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simon.barker@knightfrank.com



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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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