

Manor Farmhouse, Kington Magna, Dorset







A meticulously restored Grade II listed family house with 17th century origins and a cottage, barn, swimming pool, tennis court and outstanding views over the Blackmore Vale.

Summary of accommodation

Hall | Drawing room | Dining room | Library | Sun room | Kitchen/breakfast room | Sitting room | Laundry room | Boot room | WC

Principal bedroom with bathroom, shower room and dressing area

4 further bedrooms | 3 further bathrooms | Box room

Barn Cottage: Kitchen | Sitting Room | 2 bedrooms | Bathroom

Large Stone Barn: Party/games room | Gym | Office | WC | Utility room

Triple garage | Workshop | Log store | Machinery store | Beautiful formal gardens

Swimming pool | Tennis court | Paddock | Lake

In all about 8.26 acres (3.34 hectares)

Distances

Gillingham 3 miles (London Waterloo 1hr 56 minutes), Sherborne 8 miles, Shaftesbury 8 miles, A303 4.5 miles

(All distances and times are approximate)



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Situation and Amenities

Manor Farmhouse lies on the northern edge of the pretty village of Kington Magna with unrivalled views over Dorset's renowned Blackmore Vale. Kington Magna is a small and picturesque village, which lies some 8 miles equidistant between the attractive towns of Shaftesbury to the east and the Abbey town of Sherborne to the west, both of which provide a large range of facilities. The popular Stapleton Arms is in nearby Buckhorn Weston.

Gillingham is approximately 3 miles away and has a variety of shops including Waitrose and a station with direct trains to London Waterloo (approx. 1hr 56 minutes) or Exeter to the west. The A303 can be joined to the north about 4.5 miles away.

Independent schools in the area include Port Regis, St Mary's Shaftesbury, Sherborne School for Girls, Sherborne School for Boys, Hanford, Knighton House, Clayesmore and Bryanston.

Sporting facilities in the area include golf at Sherborne and Wincanton, horse racing also at Wincanton, Exeter, Bath and Salisbury and water sports can be enjoyed along the Dorset coastline to the south at either Weymouth Bay or Poole Harbour. Hunting is with the Blackmore and Sparkford Vale, Portman and South & West Wilts.

Manor Farmhouse

Privately situated down a track which leads down from the village road to an electric gate which opens onto a large gravel drive in front of the house, flanked by garaging on one side and Barn Cottage and the barn opposite.

Manor Farmhouse is a handsome Grade II listed country house dating from the mid-17th Century with attractive later additions. It is constructed of stone and painted stone under a tiled roof. It sits in an elevated position, set well back from the village road and benefits from light and spacious accommodation, with the majority of the reception rooms offering impressive views over the gardens and the Blackmore Vale beyond. Manor Farmhouse is full of character and the current owners have restored the whole property to an exceptional standard bringing everything that was required up to date, both internally and externally.







The house includes many period features, including flagstone floors, open fireplaces with ornate stone and wood surrounds, pretty cornicing and fitted shelving.

Leading off from the hall is the beautifully appointed dining room and the family kitchen and breakfast room, which offers great space and benefits from excellent southerly views, a four oven AGA set within an inglenook, cupboards and a central island of painted wood with quartz worktops.

Beyond the kitchen is a useful sitting/playroom. The laundry room and boot room are discreetly located off the sitting room.

The drawing room and library are located towards the rear of the house, with lovely views over the surrounding gardens. Accessed via the drawing room, the sun room is of particular note. It is very spacious and has sensational south westerly views over the formal gardens and the Blackmore Vale for miles.

The stairs rise up from the hall to the first and second floors where there is the generous principal bedroom suite with a dressing room and large bathroom. They also utilise an adjoining shower room. There are a further four bedrooms and three bathrooms, as well as a large box room on the second floor.



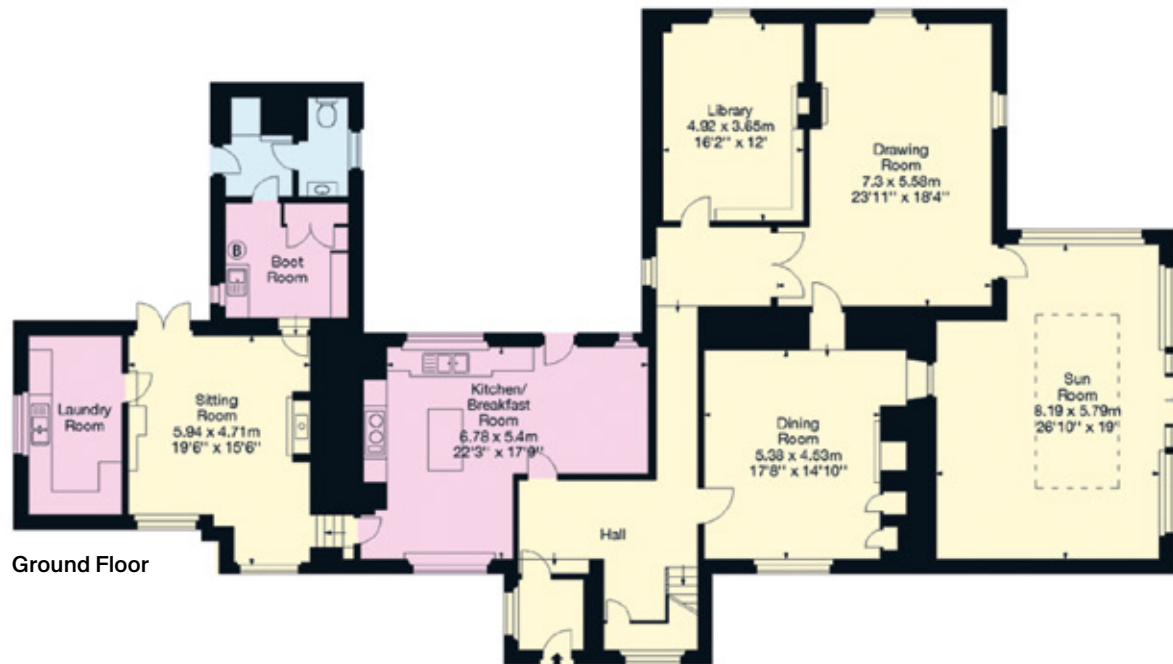


Approximate Gross Internal Floor Area

540 sq m / 5,813 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.

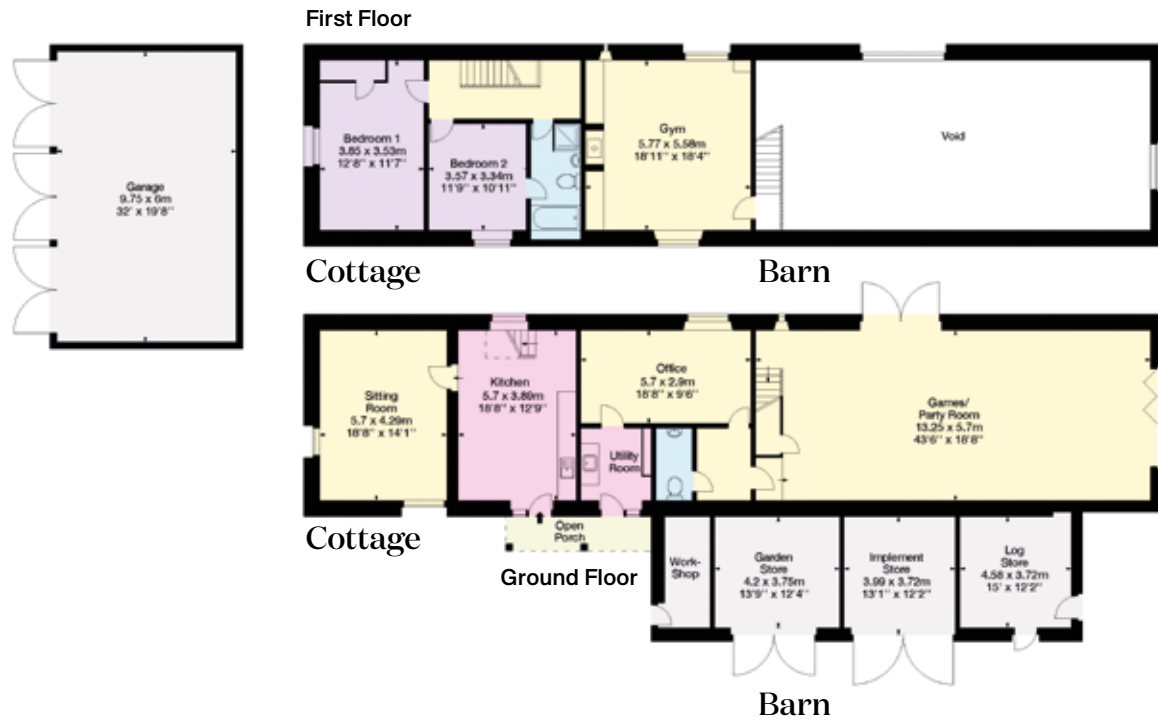
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Floor Area

Barn & Cottage: 300 sq m / 3,235 sq ft (Including Garage)

Garage: 59 sq m / 632 sq ft



Outbuildings

The outbuildings lie to the north of the house around a large gravel drive with ample space for parking cars. On the western side is garaging for three cars. To the east is the large stone barn which comprises gym, office, WC, utility and garden/implement stores.

Barn Cottage

Adjoining the large stone barn, the cottage has independent services and includes a kitchen and sitting room downstairs with two bedrooms and a bathroom on the first floor.



Gardens and Grounds

The gardens lie predominantly to the south, west and east of the house and are mainly laid to lawn and interspersed with well-stocked herbaceous borders and neatly clipped hedging. There has been extensive planting of ornamental shrubs and trees over the years to further enhance the setting for the house.

The paddock and lake lie to the west of the gardens. To the east of the house and discreetly hidden from view are the tennis court and swimming pool. Beyond are raised vegetable beds. On the southern side, adjoining the kitchen, is an extended paved terrace, where outdoor dining can be enjoyed in the warmer months whilst taking in the views.

Method of Sale

The freehold of Manor Farmhouse and Barn Cottage is available for sale by private treaty with vacant possession on completion.



Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA.
EPC Rating: Barn Cottage - D

Local Authority

North Dorset District Council: 01258 454111

Council Tax

Manor Farmhouse - Band G, Barn Cottage - Band D

Rights of Way, Footpaths and Easements

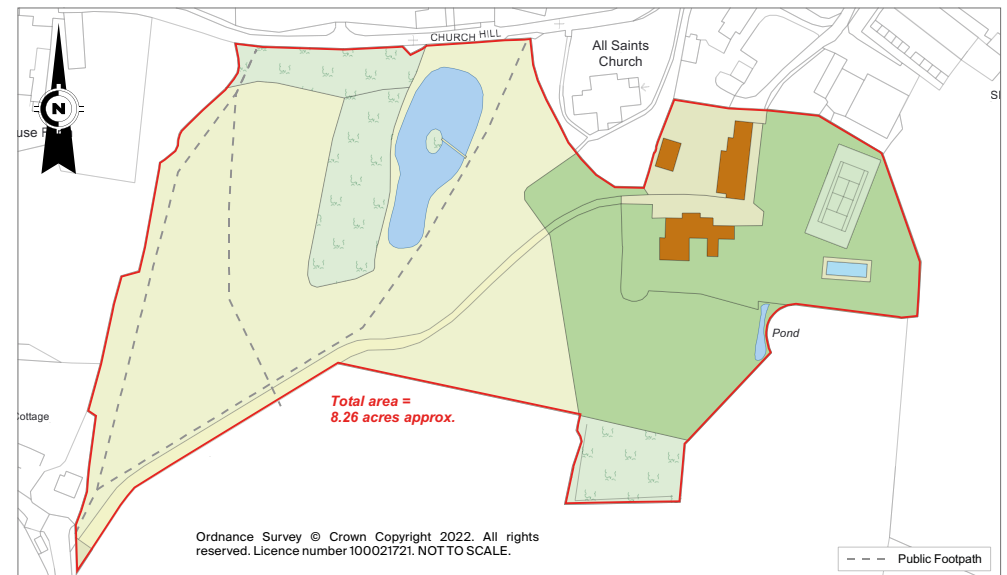
The property is offered subject to and with the benefit of all rights of way, both public and private, all way leaves, easements and other rights whether or not specifically referred to in the brochure. There are public footpaths across the paddock.

Directions (SP8 5EG)

From London take the M3 west and then onto the A303 at Junction 8. Continue to the A303 bypassing Andover, Amesbury and Mere. After passing Mere leave the A303 onto the B308 signposted to Bruton and Shaftesbury. After about ½ mile, turn right at the signpost for Cucklington where there is also an “unsuitable for HGVs” sign. After a further 3.5 miles turn right into Church Hill, also signed for Kington Magna. After a short distance turn left after the sign for “Kington Magna” into the entrance for Manor Farmhouse, if you pass the Church you have gone too far.

Viewings

Strictly by appointment with the sole selling agents Knight Frank LLP.



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 April 2022. Photographs dated Autumn 2018 and March 2022.

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