



Braggs Farmhouse, Stockwood, Dorset



A gorgeous farmhouse set beside a stream amidst unspoilt countryside with a potential, annexe and 3.75 acres.

Location

Braggs Farmhouse is situated on the edge of the beautiful Melbury Park estate surrounding the Grade I listed Melbury House. It is close to the small village of Chetnole and just 10 minutes from Yetminster, which has a shop/post office, health centre, veterinary surgery and Montessori nursery. Sherborne is nearby and capable of meeting most day-to-day needs including a Waitrose supermarket. Yeovil Junction station has frequent, direct services to Waterloo (2 hours 16 minutes) and Bournemouth and Exeter Airports are both about an hour's drive away. The local area also offers a wide choice of popular schools from both the state and independent sectors.

Distances

Yetminster 3.2 miles, Evershot 4 miles, Yeovil Junction Station 6 miles (Waterloo 2.25 hours), Yeovil town centre 7.5 miles, Sherborne 9 miles, Dorchester 14.5 miles, Bournemouth Airport 44 miles, Exeter Airport 50 miles. (Distances and times approximate).



3



2



3



3.75
acres

EPC

F



Braggs Farmhouse

Once part of the Melbury Park Estate, Braggs Farmhouse is built of stone and is Grade II listed. It has a lovely feel to it with many of its original fittings including Blue Lias flagstones throughout most of the ground floor, a Welsh slate roof, two inglenook fireplaces and exquisite, moulded 16th century coffered ceiling beams in the dining room.

The house has three good sized reception rooms and three double bedrooms, all with uninterrupted views out over the grounds and surrounding countryside.

It is set in 3.75 acres incorporating three paddocks, double garage, period cattle byre (potential to convert subject to obtaining the necessary consents), summer house, garden and orchard.





Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Oil-fired central heating. Ultrafast fibre optic broadband (FFTP).

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band G.

Agent's Note: A seldom-used, public footpath extends off the passing lane and along the first 170 yards of the drive.

Directions (Postcode DT2 0NG)

what3words///headlines.neck.trapdoor

From the Quicksilver Roundabout on the southern edge of Yeovil, take the A37 exit towards Dorchester. After five miles turn left, signed to Stockwood. The entrance to the driveway to the property will be found on the left after about three quarters of a mile, just before a lefthand bend in the lane.



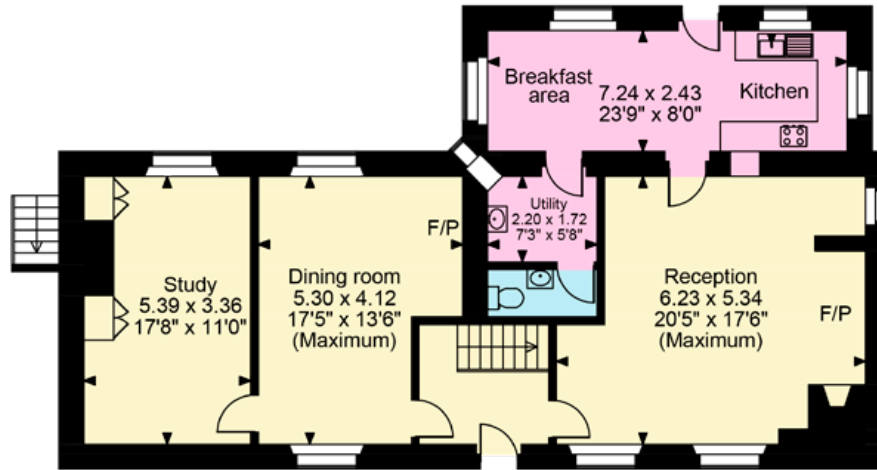
Approximate Gross Internal Floor Area

Main House: 195 sq.m / 2,099 sq.ft

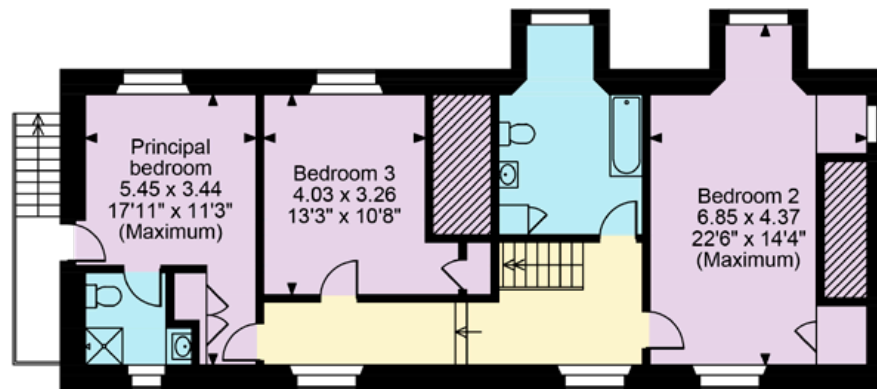
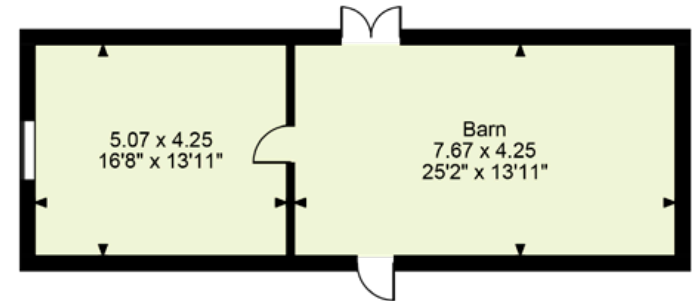
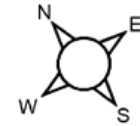
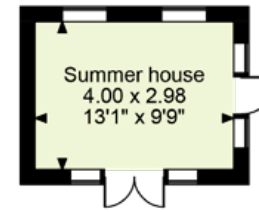
Garage: 31 sq.m / 333 sq.ft

Outbuildings: 67sq.m / 718 sq.ft

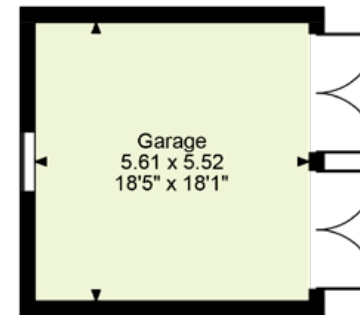
Total: 293 sq.m / 3,150 sq.ft



Ground Floor



First Floor



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.

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I would be delighted to tell you more

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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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Particulars dated January 2024. Photographs and videos dated August 2023.

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