

4 Manor Gate Farm

West Stour, SP8 5RW



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Guide Price £335,000

A stunning Barn Conversion situated in the sought-after Dorset Village of West Stour boasting beautifully appointed accommodation.



The Property at a Glance

- Barn Conversion
- Village location
- Two double bedrooms
- Garage and parking
- Character features
- South facing garden

Property

No. 4 Manor Farm Gate is located in a charming courtyard development of former farm buildings believed to date back to the 19th Century and tastefully converted in 2005. The property is presented in immaculate condition throughout and arranged over a single level. Two double bedrooms enjoy a rear aspect over the garden with the larger of the two featuring a vaulted ceiling and en-suite bathroom. The entrance hall is bright and airy and connects to all accommodation including the shower room and airing cupboard. The living room / dining room are open plan and enjoy a stunning dual aspect with exposed wooden beams, vaulted ceiling, feature fire surround and French doors to the rear garden. The kitchen is fitted with ample floor and wall units including a dishwasher and space for a washing machine and fridge freezer are provided.

Outside

The front of property is split into a paved driveway allowing for parking for two vehicles and a section of lawn with a mature tree and hedge. The south facing rear garden can be accessed via the house or a side gate. It is predominantly laid to lawn, with areas of both patio and shingle. The patio makes for an ideal entertaining space while areas of shingle houses a greenhouse, external boiler and a wooden shed. An additional parking space is positioned in front of the garage in a separate block.

Note: There are shared areas which are maintained and managed by a Management Company which is owned equally by all properties in the development and who contribute approximately £50 per month.

We understand that the property is subject to Listed Buildings regulations as it lies within the original boundary of the neighbouring listed Farmhouse.





The Situation

West Stour is a small village situated on the A30. The village has a family run fuel station with newly built convenience shop, car salesroom, car repair garage, Church and popular Public House, The Ship Inn. The village lies a short drive from the renowned 'Udder Farm Shop' at East Stour and approximately 5 miles from Gillingham and the historic, hilltop town of Shaftesbury. Both towns offer all day-to-day amenities plus a variety of supermarkets, Doctors and Dentists. Shaftesbury also provides a cottage hospital with a minor injury's unit. Communications are excellent with the A30 running East to West and the A303 that leads to the M3 and London near-by. Gillingham also offers a mainline railway station with services to London Waterloo and Exeter. The area is well known for its choice of state and independent Primary and Secondary Schools and there is a wide range of leisure and recreational facilities include, leisure centres, horse riding, shooting, golf and football and rugby clubs.

Services

Mains water and electricity are connected to the property. An oil fired boiler provides hot water and under floor heating throughout and is connected to a shared private drainage system.

Council Tax

Dorset Council Tax C
EPC: Expired

Directions

Post code: SP8 5RW
What3words /// offline.pushy.insolvent
The property is located at West Stour adjacent to the A30.

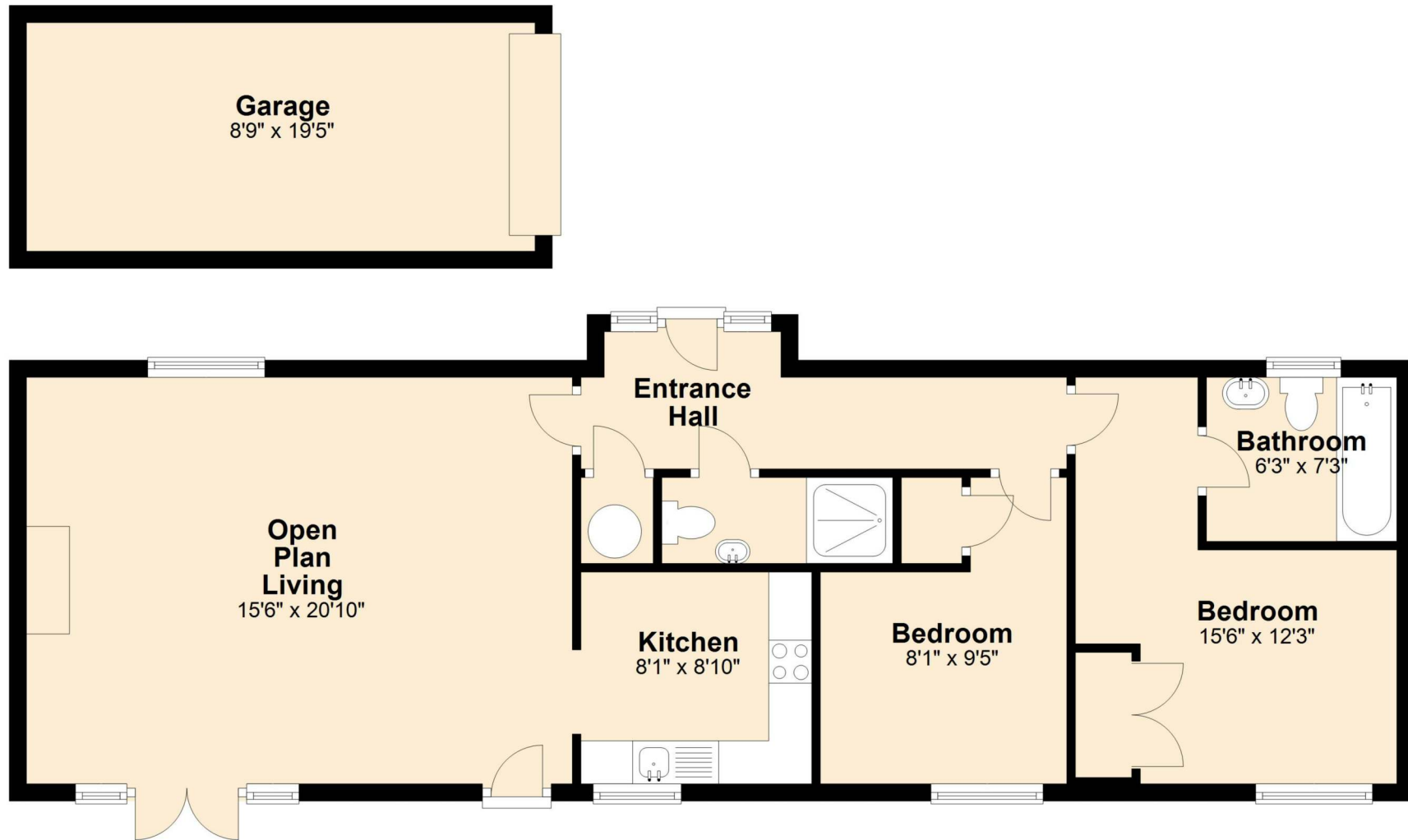


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Ground Floor

Approx. 991.9 sq. feet



Total area: approx. 991.9 sq. feet

AGENT'S NOTES

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