

# Pennhill Farm

Bedchester, SP7 0JW



***A stunning five bedroom farmhouse, offering generous internal space with lovely views, a short distance from the popular village of Fontmell Magna.***



## The Property at a Glance

- Stunning family home
- Home office
- Self contained annexe potential
- Garage block
- Stable block with four loose boxes
- 8.2 acres in all

## Property

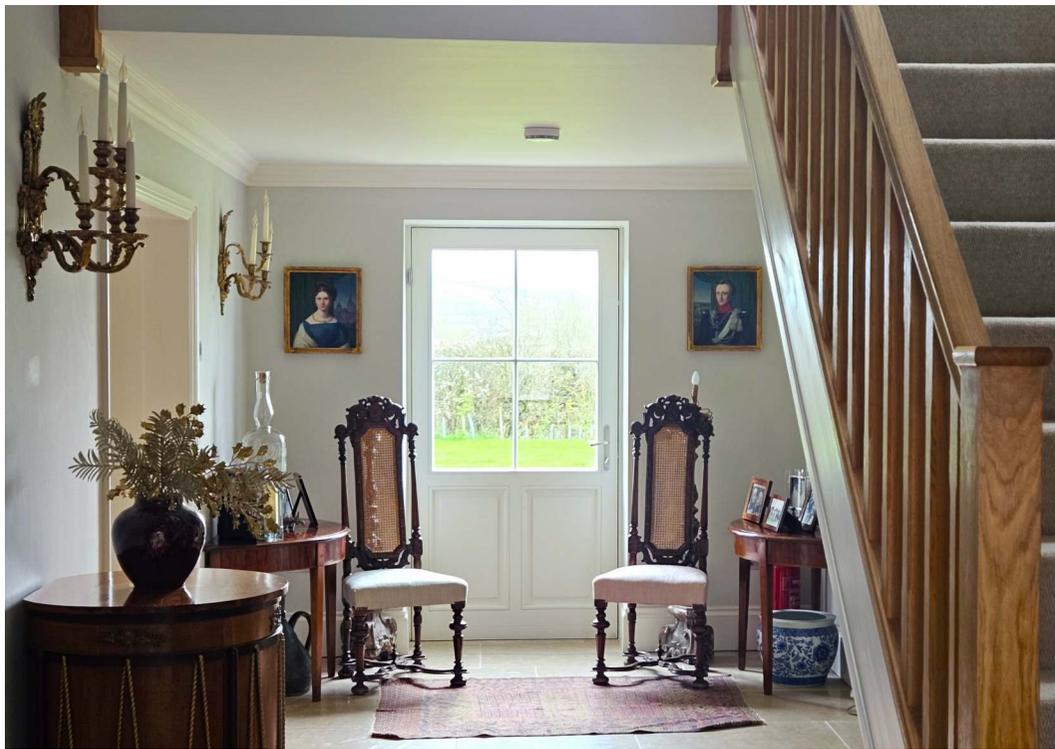
Pennhill Farm is a handsome property that has undergone a complete transformation from its origins as a farmhouse. Built in the late 1950's by local builder Perry and Sons, it has been extended, remodelled and refurbished to now provide generous accommodation in excess of 5,500 sq. ft. Impeccable attention to detail and the use of local materials such as Greenstone and the cedar cladding is evident throughout. The whole property has been re-wired and all the plumbing has been replaced along with the central heating system which now includes underfloor heating.

Located centrally, the entrance hall is a stunning space with a vaulted ceiling and front to back views. The bright kitchen / diner features Farrow & Ball painted cabinets including a hidden 'drink station' and contrasting island and has two lantern roof windows. Double doors open into the spacious drawing room full height windows overlooking the garden, a feature fireplace and engineered Oak flooring. Also on the ground floor is the snug, office, plant room / utility, boot room and two cloakrooms. On the first floor the accommodation includes the main bedroom suite featuring a walk-in closet and en-suite bathroom with free standing bath and walk-in shower, two further bedrooms with shared use of the family bathroom and a study / closet. On the second floor are two additional large double bedrooms, each with built-in wardrobes and en-suite shower rooms. All rooms enjoy countryside views, some as far as Melbury Hill.

## Garden

The garden wraps around the house and is mainly laid to lawn. A terrace is located on the southerly side where you can dine al fresco and enjoy far reaching country views. Approximately 30 sapling native, specimen and flowering trees have been planted as well as an orchard along the drive.







## Outbuildings and Land

During the schedule of works carried out in 2018, planning permission was granted for two separate outbuildings to be utilised as an annex/ office and a garage / store. These buildings are located either side of the sweeping drive and forming a courtyard effect. The annex has approval for a kitchen, shower room and office on the ground floor and storage space above. This has potential to become two bedrooms ( stpp ). The garage block is divided into a single garage, two bay car port and equipment store.

A separate stable yard can accommodate up to four horses with a tack room, washing facilities, feed store and general store. A three-bay barn was constructed in 2018 and is useful for general storage. A former menage has potential for a range of other uses. The pastureland is split into two paddocks with mature hedge boundaries. In all, the property extends to approximately 8.2 acres.

**Note:** The property benefits from a County Holding number.

A seldom used bridle way, sectioned by hedging, lies within the ownership boundary.

## The Situation

The property is located on the periphery of the rural village of Bedchester, about 4 miles south of the Saxon Hilltop town of Shaftesbury. The nearby village of Fontmell Magna offers a small village shop with Post Office and coffee shop, a Primary School and Village Hall. The towns of Shaftesbury and Blandford offer all the major daily amenities including Doctors, Opticians, Dentist, Cottage Hospitals, Supermarkets and a variety of well-known and independent retailers. The communications locally are excellent with the A350 running north and south through Fontmell Magna, leading to the south coast and to the A303 in the north which connects to London and the West Country. There is a good choice of state and independent, state and secondary schools in the vicinity. To fill your spare time, there are national trust properties, country walks, horse-riding, golf, rugby and football clubs and Leisure centres on your doorstep.

## Services

Mains water and electricity are connected to the property. Drainage is a modern treatment plant and an oil fired boiler provides heating and hot water. Superfast fibre broadband is available.

## Council Tax

Dorset Council Tax F

EPC: D

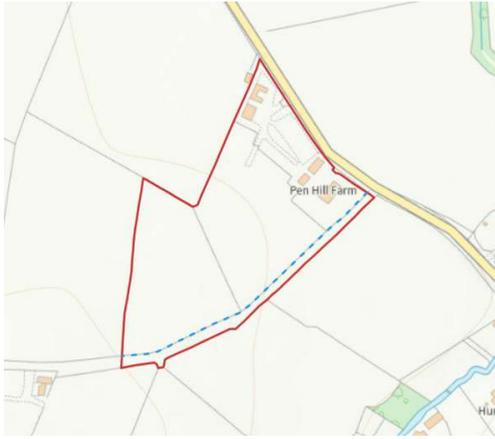
## Directions

Post code: SP7 0JW

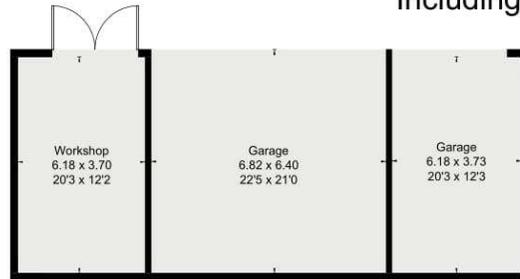
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From Shaftesbury, take the A350 south. At the village of Fontmell Magna, turn right after the Fontmell pub. Follow the road round to the left and out of the village for approximately 500m. The property is on your left.





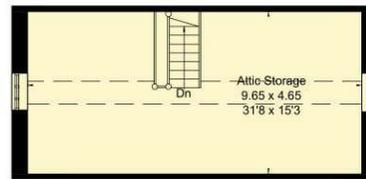
Approximate Area = 509.8 sq m / 5,487 sq ft  
 Workshop = 22.9 sq m / 246 sq ft  
 Annexe = 99.9 sq m / 1,075 sq ft  
 Total = 632.6 sq m / 6,808 sq ft  
 (Excluding Voids / Garages)  
 Including Limited Use Area (41.3 sq m / 444 sq ft)



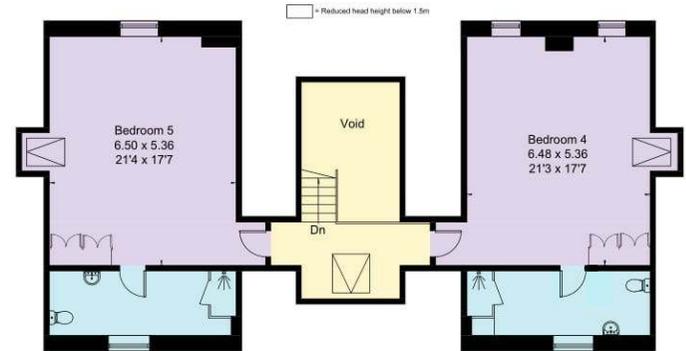
(Not Shown In Actual Location / Orientation)



Annexe - Ground Floor  
 (Not Shown In Actual Location / Orientation)



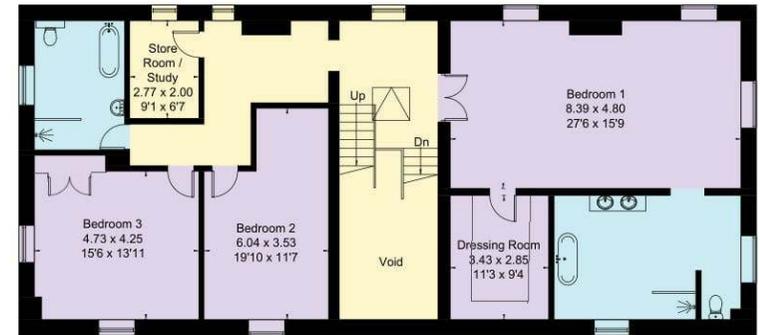
Annexe - First Floor



Second Floor



Ground Floor



First Floor

..... Denotes brideway

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