



WOOLLEY  
& WALLIS

# Manor Farm

Longburton, Sherborne, Dorset



# Manor Farm

Longburton, Sherborne, Dorset DT9 5PG

Charming family house with equestrian facilities within a ring fence

- 3 bedroom charming stone house
- Separate double garage
- Well laid out stable block
- General purpose farm building
- Attractive gently undulating pasture
- Edge of village location
- Surrounded by beautiful countryside
- Close to excellent transport links
- In all about 37.47 acres

Guide Price £1.2 million



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## SITUATION

Manor Farm is located in a highly desirable and sought after area within the heart of the Blackmore Vale, on the edge of the scenic village of Longburton and within easy reach of the market town of Sherborne.

Longburton benefits from the popular Rose & Crown freehouse pub, an award winning 14th century thatched pub.

Sherborne lies approximately 2.5 miles to the north and is well known for its beautiful Abbey and architecture. The town has a wide selection of shops to cater for all your daily needs and a selection of supermarkets, doctors' surgeries, a hospital, restaurants and pubs. There is also a main line railway station to London or the West Country. The surrounding area and Sherborne offer a wide choice of well-regarded schools, with the independent day and boarding school of Leweston School only a stone's throw away.

The area is well known for its stunning countryside with excellent riding and walking. The Dorset Coastline is also within easy reach.

## DESCRIPTION

Manor Farm House is a charming three bedroom family home of local stone under a tile roof. Originally a farm building dating back to circa 1600s, it was later converted to a two storey dwelling in 1983.

The property is approached via a private driveway leading off Bradford Lane. The drive then forks, with the right hand fork leading to the gravel parking area at the rear of the house with a useful stone double garage. The left hand fork continues to the land and the back of the stable block.

On the ground floor of the house is a spacious Entrance Hall with doors leading to the dual aspect Drawing Room with large fireplace and Sitting Room with a woodburner. The spacious Kitchen has windows overlooking the stable yard and door through to the Boot Room with built in cupboard and downstairs WC.

On the first floor are three Bedrooms, a Family Bathroom and a separate WC with wash basin.

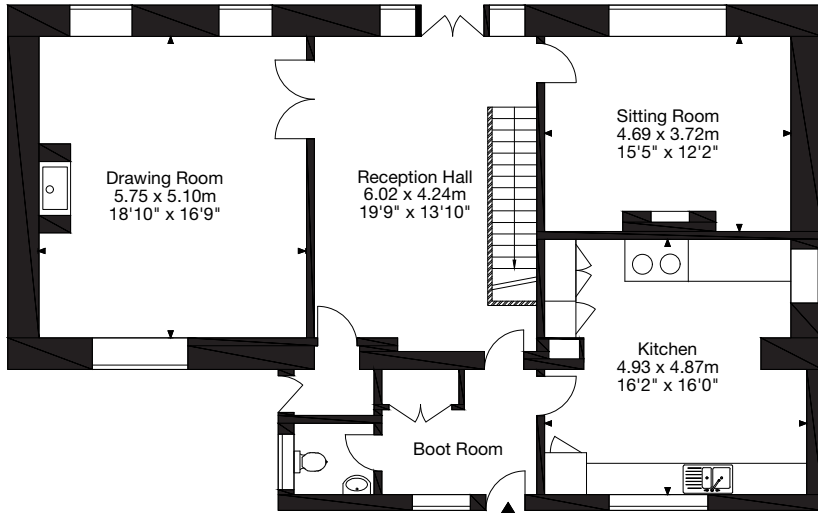
At the front of the house are steps leading up to the enclosed lawned garden with mature trees and shrubs.

The stable block is located at the rear of the house and can either be accessed from the gravel parking area or from the drive which continues past the house. The yard is centered around an enclosed post and rail fenced concrete yard and comprises 10 timber stables, a tack room and a gated under cover tie-up area.

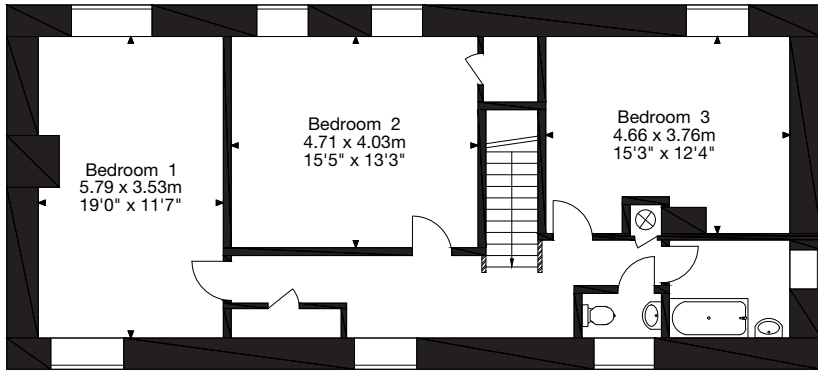
At the back of the stable block is a useful general purpose open fronted steel framed barn used for hay and straw storage, with an enclosed hardcore yard area.

Manor Farm totals approximately 37.47 acres of attractive gently undulating pasture within a ring fence, divided into manageable sized enclosures. The majority of the land is bordered by mature hedgerows with the fields closest to the house having post and rail fencing and containing field shelters.

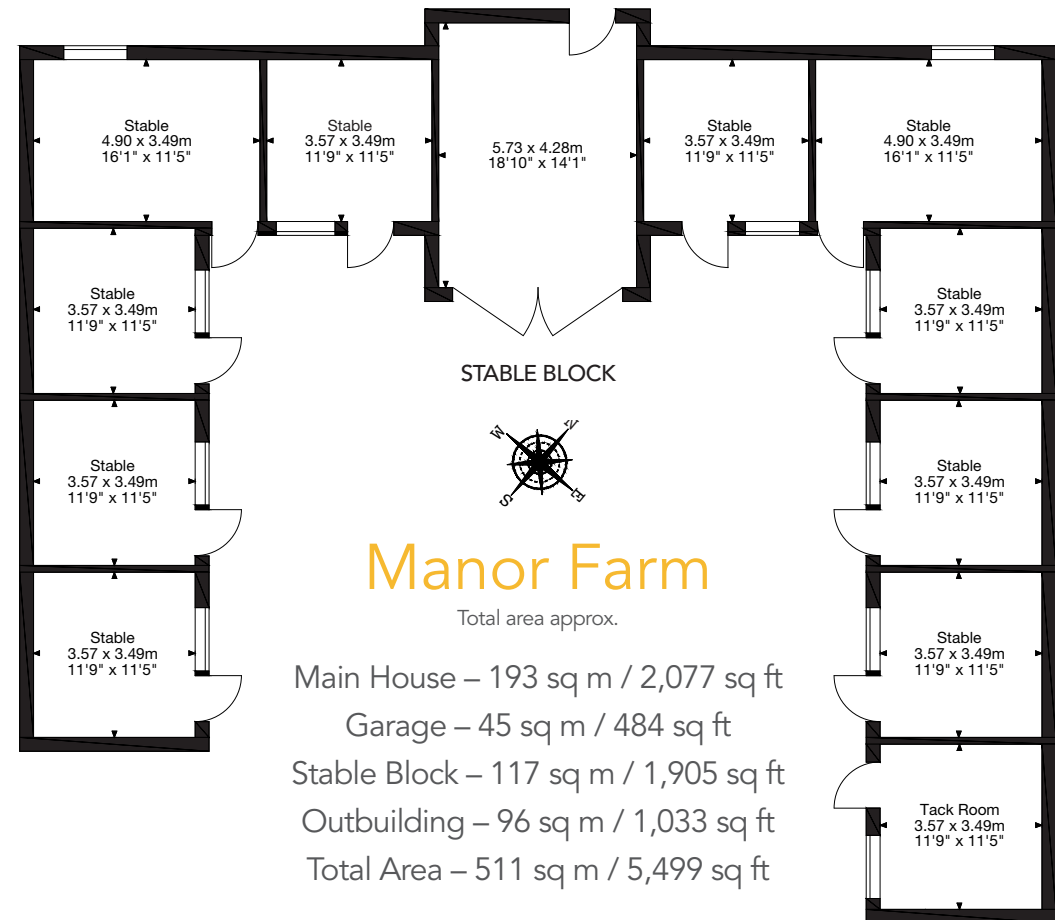
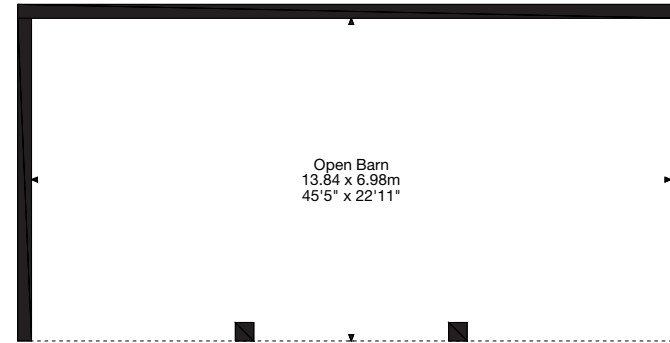
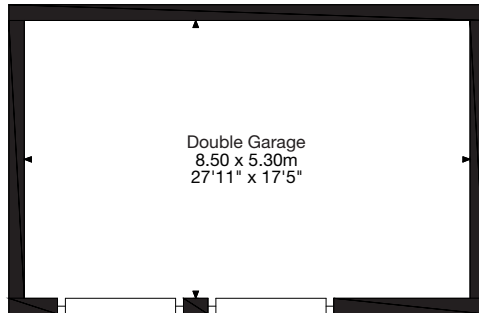




GROUND FLOOR



FIRST FLOOR



# Manor Farm

Total area approx.

Main House – 193 sq m / 2,077 sq ft

Garage – 45 sq m / 484 sq ft

Stable Block – 117 sq m / 1,905 sq ft

Outbuilding – 96 sq m / 1,033 sq ft

Total Area – 511 sq m / 5,499 sq ft

The land is gently undulating and classified as predominantly Grade 4 shallow lime-rich soils over chalk or limestone. All the land is currently let to a neighbouring farmer until 1st March 2024 and has, in recent years, been grazed by cattle and cut for silage. Further details are available from the vendors agents.

The land also benefits from a second, separate access from Leweston Road which runs along the western boundary.

A bridleway runs across the land, east to west, as shown on the sale plan.

### GENERAL REMARKS

### TENURE & POSSESSION

Manor Farm is offered for sale as a whole by private treaty with vacant possession of the house and buildings. The land is currently let to a neighbouring farmer until 1st March 2024.

### FIXTURES AND FITTINGS

All vendors' fixtures, fittings, chattels, curtains, ornamental lights and garden ornaments are specifically excluded from the sale.

### SERVICES

Oil fired central heating, mains water and electricity, mains drainage

### COUNCIL TAX

Council Tax Band F

### LOCAL AUTHORITY

Dorset Council (West Dorset)

### ENERGY PERFORMANCE CERTIFICATE

EPC rating – F

### RIGHTS OF WAY & RESTRICTIVE COVENANTS

Manor Farm is sold subject to and with the benefit of all existing rights of way whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser shall be deemed to have full knowledge of the boundaries and the ownership thereof.

A bridleway runs across the land east to west, as shown on the sale plan.

### DIRECTIONS

From Sherborne head south on the A352 to Longburton. Once in Longburton pass the Rose & Crown pub on the left hand side. Go through the traffic lights and take the next turning right on to Bradford Lane, signposted Leigh 4 miles. The entrance to Manor Farm is then the first on the right hand side.

### WHAT3WORDS

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### VIEWINGS

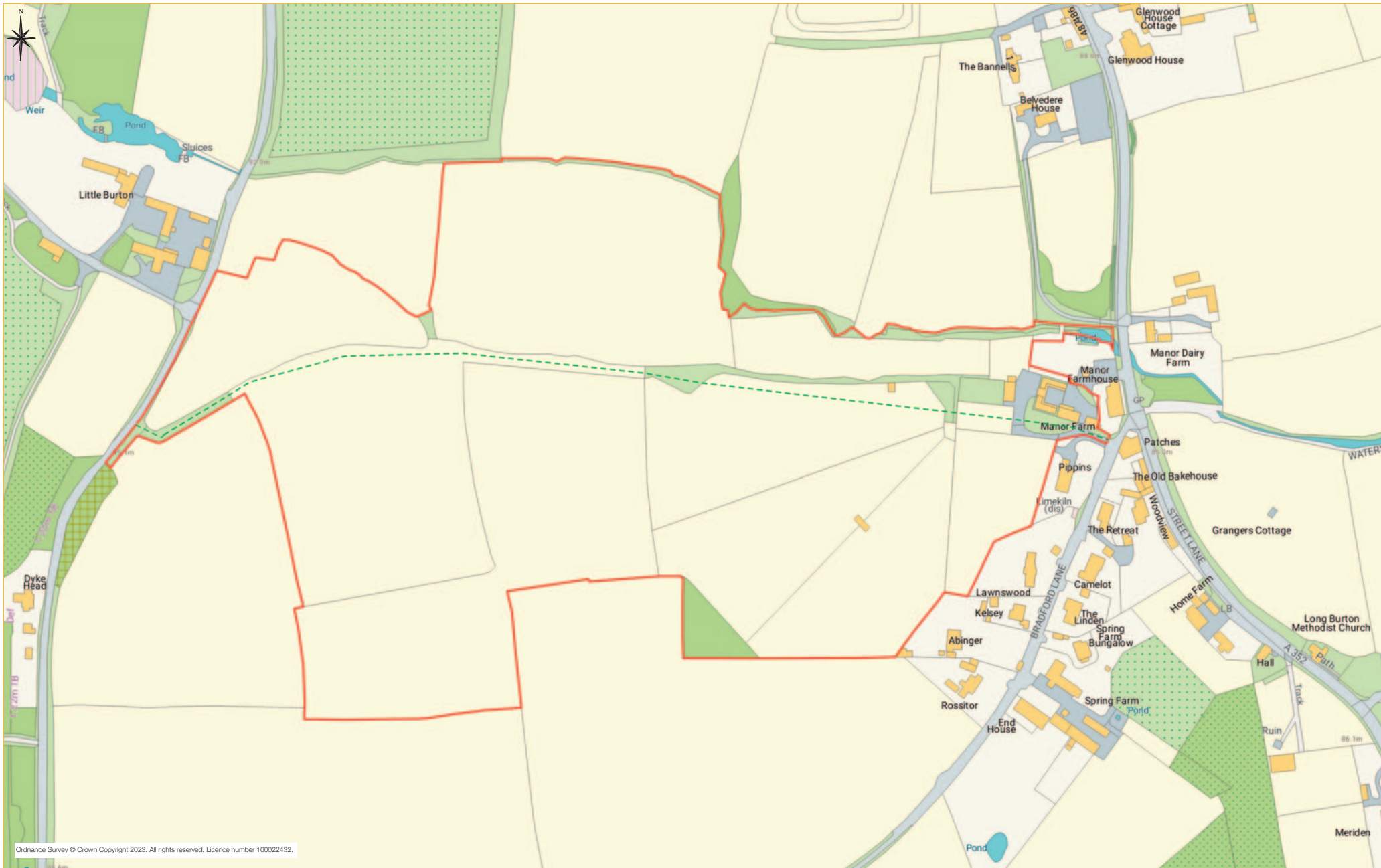
All viewings strictly by appointment arranged through the Woolley & Wallis.

### FINANCE

Woolley & Wallis Finance Ltd are well positioned to assist prospective buyers obtain specialist finance for rural property. We are agents for AMC and also have good contacts with numerous other lenders who will be able to discuss your requirements in further detail.



**PLEASE NOTE** Woolley & Wallis, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in November 2023.





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