



Castleman's Farm House

Castleman's Lane, Hinton St. Mary, Sturminster Newton





Castlemans Farm House

Castlemans Lane, Hinton St. Mary,
Sturminster Newton, DT10 1LY

An attractive thatched farmhouse dating from 1685

Entrance Hall, Kitchen/Breakfast Room,
Dining Room, Sitting Room, Garden Room, Office,
Downstairs bedroom four; Shower room, Cloakroom,
Three bedrooms, en suite shower room, Bathroom

Barn, Carport, Garage, Parking, Greenhouse, Gardens

Situation

Hinton St. Mary is close to the market town of Sturminster Newton. This charming village is a lovely historic and manorial village which lies in a conservation area with a church, inn, garage, tithe barn and manor house.

The countryside around the village provides excellent walks and particularly around the River Stour. Nearby the villages and towns of Marnhull, Sturminster Newton, Gillingham, Shaftesbury, Blandford and the Abbey town of Sherborne provide shopping and schooling facilities. The area is served by excellent schools both in the state and private sectors. These include Hanford, the Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford

Access to the A303 is joined at Wincanton to the north, linking with the M3 to London and the wider national motorway network.

Regular services run from the mainline railway stations at Gillingham (London Waterloo) and Castle Cary (London Paddington). Bournemouth, Southampton and Bristol Airports are all easily accessible offering connections around the UK, Europe and to other destinations.

Golf at Blandford, Sherborne, Yeovil and Dorchester (Came Down). Water sports, sea fishing and sailing are available on the Dorset Coast. National Hunt racing is at Wincanton and Taunton; Flat racing is at Bath and Salisbury.

Description

This lovely Grade II listed Farmhouse dates from 1685 is constructed of stone and is part rendered under a thatch roof with later additions. The house has been modernised and improved by the current owners but offers potential to further extend subject to the necessary planning consents.

The Farmhouse kitchen has a central island unit with wood and granite work tops, a range of floor and wall mounted cupboards and drawer units, again with granite work tops with fitted range cooker. In the kitchen too is a brick built fireplace with wood burner and shelved recess to one side, terracotta tile flooring and wooden ceiling beams. The cosy Sitting room has a stone fireplace housing a wood burning



stove, from the Sitting room, a wooden spindle partition leads through a door way to the Dining room which has another fine stone fireplace, exposed wooden ceiling beams and a window overlooks the rear garden with a window seat. The Dining room has a stone tile floor.

The downstairs accommodation also offers a double bedroom which has a wooden floor and a door to an en suite shower room making it a lovely comfortable guest suite. This bedroom also has the benefit of access via the back door, so could be used as self-contained accommodation. Further accommodation downstairs comprises a useful utility room, a cloakroom and study/home office.

Upstairs from the first floor landing there are lovely views over the fields to the front of the house and there is a range of fitted cupboards, doors lead to all further rooms which include a recently updated family bathroom and three double bedrooms. The main bedroom has an en suite shower room .

Outside

The gardens are a particular feature, mainly laid to lawn, well established, with a number of fruit trees, flower beds and borders. There are productive vegetable beds and a greenhouse. The views are enjoyed from a large paved terrace area with a barbecue and a bespoke pizza oven.

The rear garden is approached via a timber five bar gate and leads through to a gravelled driveway providing ample car parking and to the left hand side is a detached, double fronted carport with adjoining workshop.

The original detached stone barn is currently used as a workshop/ store but subject to the relevant planning consents this could be utilised as a studio, annex or home office.

Accommodation

Please see floor plans.

Directions

From Sturminster Newton head north on the B3092 and on reaching Hinton St Mary turn right into the village and proceed passing the White Horse Inn on the left hand side and then take the next left turn into Castlemans Lane and continue along around the bend where Castlemans Farm House will be found on the right hand side.

Services

Mains water and electricity, private drainage and oil fired central heating.

Local Authority

North Dorset District Council

Planning

Grade II Listed.

Council Tax

Band F

Viewing

Strictly by appointment with Savills.





**Castlemans Farm House, Castlemans Lane,
Hinton St. Mary, Sturminster Newton DT10 1LY**
Gross internal area (approx)

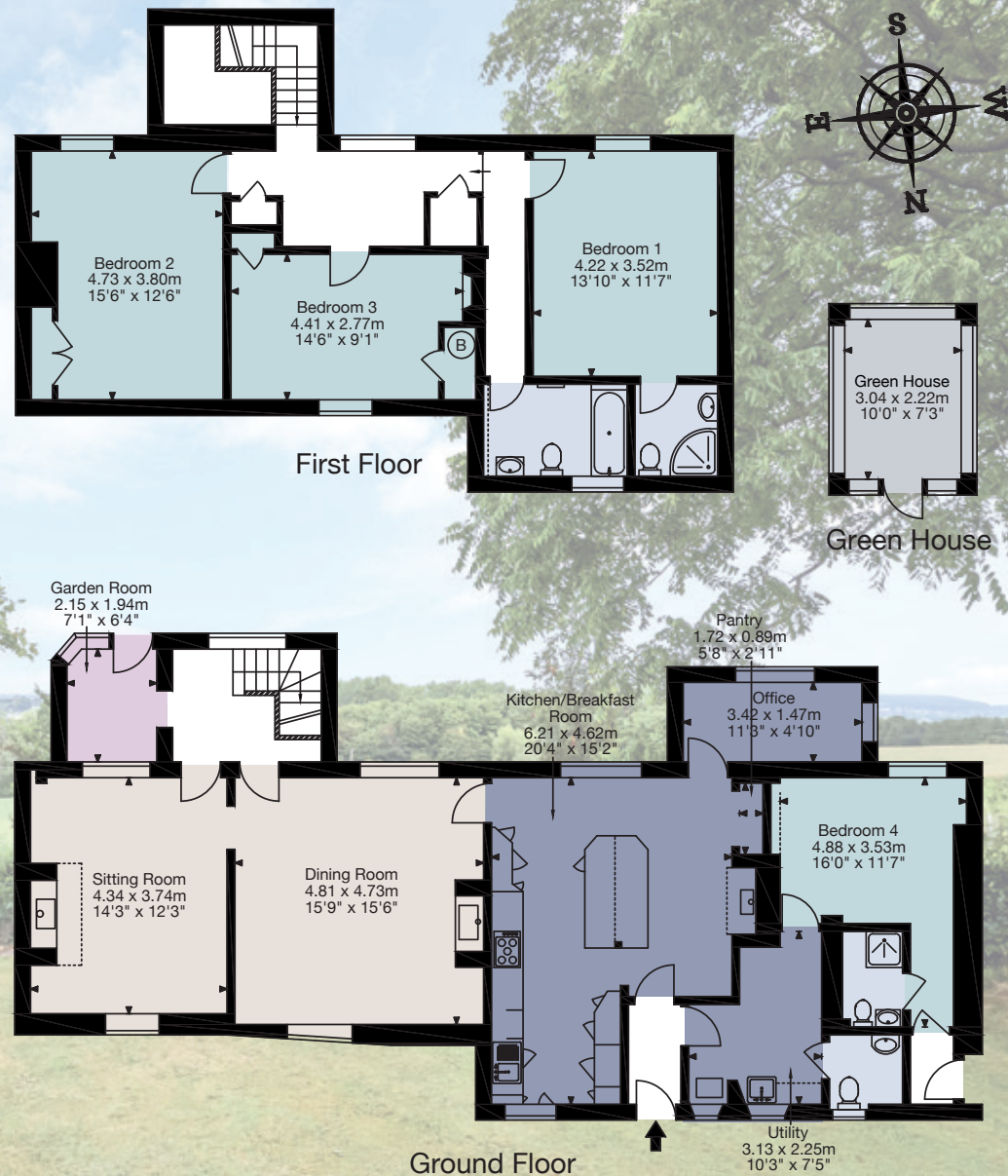
Main House 189 sq m/2,029 sq ft

Barn 29 sq m/315 sq ft

Green House 7 sq m/73 sq ft

Garage/Carport 46 sq m/493 sq ft

Total Area 271 sq m/2,910 sq ft



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