



East Farm, High Street, Tarrant Monkton,  
Blandford Forum, Dorset

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# East Farm, High Street, Tarrant Monkton, Blandford Forum, Dorset, DT11 8RY

A handsome Grade II listed Georgian farm house with Granary annexe, set in the desirable village of Tarrant Monkton and with gardens and paddocks approaching 5 acres in all.

Blandford Forum 5.8 miles, Wimborne Minster 9.8 miles, Shaftesbury 12.3 miles, Poole 16 miles, Bournemouth Airport 16.5 miles, Salisbury 20 miles, Southampton Airport 39.2 miles

Reception hall | Drawing room | Family room  
Study | Dining room | Kitchen/breakfast room  
Reception room | Cloakroom | Principal bedroom with en suite bathroom | 7 Further bedrooms | 4 Bathrooms | First floor kitchenette  
Granary annexe with kitchen/sittingroom and two bedrooms | Workshop | Carport/store  
Wood store | Garden | EPC Rating F

## The property

This classic and most attractive Georgian farmhouse is set in delightful grounds with adjoining paddock land, on the edge of this most sought-after Dorset village. With its appealing symmetry, original sash windows and a distinctive part-glazed portal with fanlight and arched ornamental moulding, East Farm really is a wonderful family home, albeit in need of updating. A wealth of character detail is retained within this charming home, where panelled shutters, picture rails, decorative corning, vintage fireplaces, flagstones and exposed wooden flooring reflect its heritage status. The ground floor rooms comprise a drawing room with antique log-burner, a flexible-use family room, study with an outlook to the garden, formal dining room, kitchen/breakfast room with rustic cabinetry and a timeless Aga stove at

its heart, a further reception room (formally the original kitchen to the farmhouse), cloakroom and workshop.

Going up the central staircase at mezzanine level with natural light entering from the glass skylight at the top of the house, is a self contained flat consisting of two bedrooms, gallery kitchen and separate bathroom. There is potential to further develop this aspect of the house. On the first floor, the principal bedroom has access to an en suite bathroom, with five further bedrooms and three bathrooms. On the second floor there are two further bedrooms, and loft space for potential conversion subject to the usual planning consents.

Supplemental accommodation is available in the adjoining converted Granary, which offers a kitchen/living room on the ground floor and a double bedroom, single bedroom and a bathroom on the floor above.

## Location

East Farm occupies a semi-rural setting in the sought-after North Dorset village of Tarrant Monkton, where the local public house, The Langton Arms, is a very popular and well-regarded venue. This pretty village also has a church and farm shop at Launceston Farm, hosts its own annual Flower Show and stages the famous TV10 (Tarrant Valley 10K Run). It is also close to the annual Dorset Opera Summer Season, Dorset County Show and Badbury Rings Point-to-Point. The nearby historic market town of Blandford Forum, which is renowned for its architecture, provides excellent every day amenities and includes a Marks & Spencer food hall, two supermarkets, cafés and restaurants and independent shopping. The nearby A350 links to the A31 offering road-users journeys to Dorchester, Poole and Bournemouth and train services can be accessed at Hamworthy train station which provides links to London Waterloo via Poole. Well-regarded schooling in the vicinity includes Bryanston, Clayesmore, Canford, Milton Abbey and Sandroyd Schools.















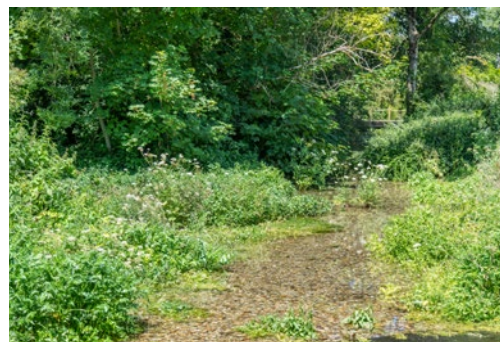


## Outside

East Farm is approached through a five-bar gate and down a long gravel driveway that flanks the main lawned garden. Secondary access to the rear of the house can also be accessed off the same lane. A stone terrace adjoins the front of the house offering opportunities for outdoor dining and relaxation whilst taking in the south-easterly aspect. The front lawn features specimen trees, and is edged by a formal planted border, whilst the remainder of the grounds offer a more naturalistic setting. There is a large open fronted covered wooden barn used as a wood store and storage for general garden equipment.

## Paddocks

To the west of the house and adjoining the gardens are the picturesque water meadow paddocks, which lead down to the pretty chalk-bed River Tarrant. Riparian Rights apply for those who enjoy fishing whilst the paddocks provide excellent grazing for both livestock and horses. The paddocks are enclosed predominantly by post and wire fencing and include a field shelter and hut for geese or chickens.







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## East Farm



Total Area (1.95 ha / 4.81 ac)

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### East Farm High Street, Tarrant Monkton, Dorset

Main House internal area 4,342 sq ft (403 sq m)

Carport internal area 573 sq ft (53 sq m)

Outbuilding internal area 371 sq ft (34 sq m)

Granary internal area 509 sq ft (47 sq m)

Total internal area 5,795 sq ft (538 sq m)



#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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### Directions

From Salisbury, join the A354 on the southern side of the City and follow the road to Tarrant Hinton. Turn left and on reaching Tarrant Monkton bear left and then right onto the High Street. The property will be found after a short distance on the right.

What3words – walked.pasta.uproot

### General

**Local Authority:** Dorset Council

**Services:** Mains electricity and water. Fibre Broadband. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations.

Further information is being sought.

**Council Tax:** Band G

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.'

**Tenure:** Freehold

**Guide Price:** £1,375,000

### Salisbury

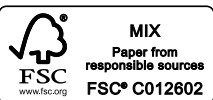
41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com



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