



Manor Farm

Nyland, Gillingham, Dorset

A wonderful period farm house with party barn and outbuildings set in about 5.66 acres

Manor Farm is a classic Georgian Grade II listed Dorset farmhouse situated down a quiet country lane and featuring an extensive range of stone and brick outbuildings including a party barn. The property boasts delightful mature landscaped gardens and grounds as well paddock land for those seeking to keep horses or livestock.



4 RECEPTION ROOMS



7 BEDROOMS



3 BATHROOMS



PARKING



5.66 ACRES



FREEHOLD



RURAL



4,122 SQ FT



**GUIDE PRICE
£1,925,000**



The property

Manor Farm is an incredibly attractive farmhouse situated in the heart of the Blackmore Vale countryside. Nyland is a hamlet on a no-through road approximately seven miles to the southwest of Gillingham.

The house is constructed of stone with a tile roof and has lovely proportions. The impressive, wide hallway has original flag stones leading to the principle rooms, the cloakroom with WC and has French doors to the terrace and garden beyond. The delightful kitchen/breakfast room has an oil fired AGA, walk in pantry and is supported by a number of units. The utility is next door which also houses the oil fired boiler with a door to the garden. The family room is neatly off the kitchen, along with a boot room with another door to the garden. The dining room has a beautiful inglenook fireplace and can accommodate a large table. On the other side of the house the comfortable sitting room has a fireplace and French doors leading to the garden. The reading room is linked to the sitting room and the hallway.

Upstairs the principle bedroom has a substantial dressing room and en suite bathroom. There are a further five double bedrooms and a single bedroom which are served by two family bathrooms.







Outside

A large range of traditional and modern barns support the main house. There is a substantial party barn. The former cow barn, currently storage, is well placed near the entrance to the former working farmyard and would suit conversion into secondary accommodation, subject to seeking planning. There are a further two agricultural barns, a pair of timber framed stables and a series of storage units.

The gravel driveway leads to the house from the lane. The outstanding gardens wrap around the house with lovely views of the countryside beyond. The flag-stoned terrace to the rear is surrounded by beautiful flowerbeds and a pergola providing a focal point. There are a number of native hedges and trees throughout including a small orchard with several species of fruit trees. Beyond is a floodlit tennis court (requires resurfacing). The cutting garden to the side of the house has a number of raised beds and a pretty arrangement of sculpted shrubs.

There are two adjoining paddocks with water. In total

there is 5.66 acres.

Location

Manor Farm is situated in the small hamlet of Nyland which is surrounded by unspoilt countryside with views across the Blackmore Vale. The nearby town of Gillingham has a range of shops including a Waitrose supermarket, doctor, dental and veterinary surgeries and a good range of local businesses. There are primary schools locally and a highly regarded secondary school in Gillingham and numerous local private schools include Hazlegrove, Kings Bruton and Bruton School for Girls, Port Regis and the Sherborne schools. In addition to the local facilities in Mere and Gillingham, Yeovil, Shaftesbury, Sherborne, Bath and Salisbury are all easily accessible offering a wide range of shopping, recreational and business facilities. The A303 provides a direct east/west route linking with the M3 to London and to the M5 (J25) at Taunton via the A358. There is a mainline rail service from Gillingham to London Waterloo taking about 2 hours and from Castle Cary to Paddington in about 90 minutes on the fast train. Bristol, Bournemouth & Exeter Airports are all just over 1 hour's drive away.



Distances

- Gillingham 6.3 miles
- Shaftesbury 8 miles
- Warminster 22.8 miles
- Salisbury 29 miles

Nearby Stations

- Gillingham (Dorset)
- Templecombe
- Castle Cary

Key Locations

- Cranborne Chase National Landscape
- Old Wardour Castle
- Melbury Downs Nature Reserve
- Shaftesbury Abbey Museum & Garden
- Gold Hill

Nearby Schools

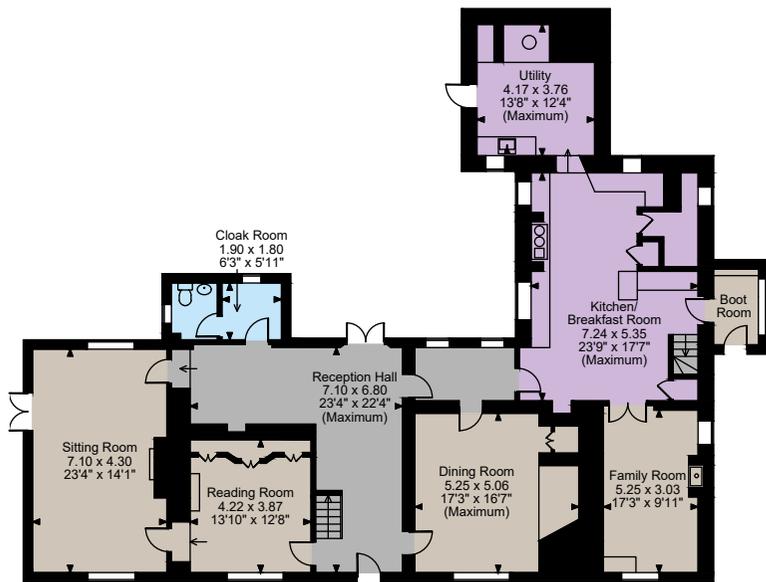
- Port Regis School
- Clayesmore School
- Hanford School
- Sandroyd School
- Bruton School for Girls
- King's School



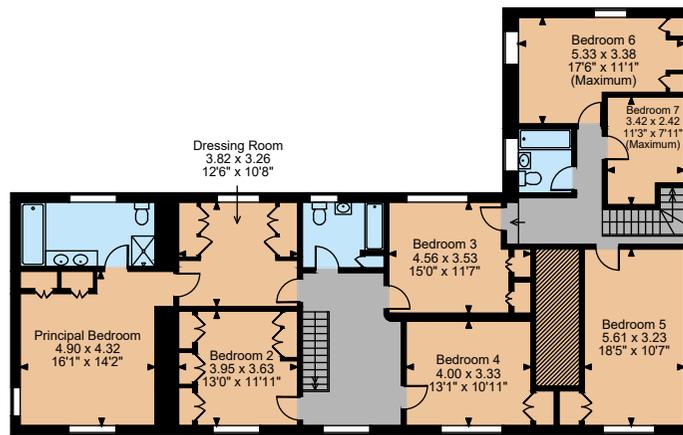




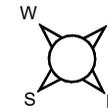
The position & size of doors, windows, appliances and other features are approximate only.
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Ground Floor



First Floor



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Floorplans

Main House internal area 4,122 sq ft (383 sq m)

For identification purposes only.

Directions

SP8 5SG

what3words: ///importing.original.overtones - brings you to the driveway

General

Local Authority: Dorset District Council

Services: Mains electricity and water. Private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

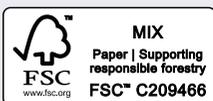
Salisbury

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