



Keyneston Mill, Tarrant Keyneston, Blandford Forum

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Keyneston Mill, Tarrant Keyneston, Blandford Forum, Dorset DT11 9HZ

A Grade II listed mill house with private island and extensive gardens on the banks of the River Stour

Blandford Forum 2.9 miles, Wimborne Minster 7.8 miles, Hamworthy train station 9.9 miles, Bournemouth Airport 16.6 miles, Salisbury 25 miles

Reception hall | Drawing room | Sitting room
Family room | Office | Kitchen/breakfast room
Utility | Cloakroom | 5 double bedrooms
Family bathroom | Shower room | Existing mill mechanisms | Private island | Gardens | 16.59 acres in all | EPC Rating F

The property

Believed to date to the early 19th century and incorporating the captivating charm of the original mill mechanisms, Keyneston Mill is an enchanting property offering extensive, characterful accommodation with the perfect blend of period appeal and up-to-date styling. It is believed that there has been a mill on this site since the 1100's. Featuring flagstone flooring, exposed timbers and brickwork, and decorative vintage fireplaces, the accommodation comprises four versatile ground floor reception rooms, which include the sociable setting of a family room and adjoining kitchen/breakfast room. With a stunning, red Aga stove at its heart, the kitchen is fitted with farmhouse-style, wood-fronted cabinetry and two Belfast sinks, with an adjacent utility room which incorporates a cloakroom. The stunning drawing room is situated within the original mill building, where the rustic timbers, mill stones, wheels and pulleys are showcased, offering a unique and fascinating space in which to relax and entertain. There is also a hatch leading to

another, unconverted room, retaining the mill mechanisms and suitable for further conversion, subject to the necessary consents. Accessed via two staircases, the first floor provides five double bedrooms, along with an impressive family bathroom which features a contemporary free-standing bathtub on a raised platform. A well-appointed shower room on the upper level lies adjacent to the principal bedroom and two of the bedrooms are linked by an internal door providing the ideal guest accommodation.

Outside

The property's immediate garden is enclosed by hedging and is mainly laid to lawn which extends to the banks of the river, offering an idyllic outdoor haven with spots to sit and enjoy the sound of the water and the wildlife it attracts. Keyneston Mill enjoys single bank fishing rights and there is a beautiful island on the river, perfect for al fresco entertaining.

Location

Tarrant Keyneston is surrounded by picturesque countryside which offers a network of pathways and bridleways, with the village being served by a community hall, parish church and The True Lovers Knot public house. The nearby historic market town of Blandford Forum, which is renowned for its architecture, provides excellent amenities and includes a Marks & Spencer food hall, two supermarkets, cafés and restaurants and independent shopping. For leisure pursuits, there is easy access to water sports activities, including sailing, in and around Poole Harbour and walkers can explore the length of Dorset's stunning Jurassic Coastline. 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 offers links to London Waterloo via Poole. Well-regarded schooling in the vicinity includes Bryanston, Clayesmore, Canford, Milton Abbey and Sandroyd Schools.





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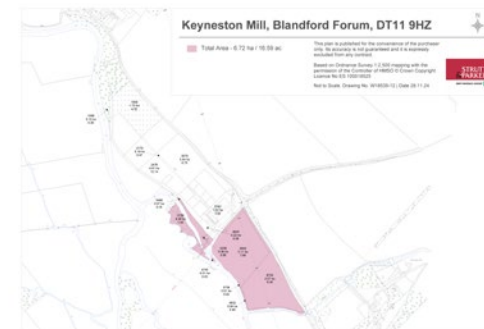
House internal area 6,032 sq ft (560 sq m)
For identification purposes only.



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

□□□ Denotes restricted head height

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Directions

What3words\\startles.shampoos.whispers

General

Local Authority: Dorset Council 01305 221000

Services: Mains electricity and bore hole water. Private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Oil fired central heating.

Tenure: Freehold

Guide Price: £1,195,000

Council Tax: Band G

Salisbury

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