

# NORTHMOOR HOUSE

PURNS MILL LANE, COLESBROOK, GILLINGHAM

**RV**  
RURAL VIEW





# NORTHMOOR HOUSE

Purns Mill Lane, Colesbrook, Gillingham, SP8 4HH

A SUBSTANTIAL FAMILY HOME WITH GREAT CHARACTER IN A RURAL  
LOCATION ON THE OUTSKIRTS OF THIS POPULAR TOWN.

Garden Room | Hall | Kitchen | Cloakroom | Study | Sitting Room | Pantry | Boot Room | Utility Room | Office  
6 Bedrooms | 4 bathrooms | 2 Annexes | Games Room.

Outside: Range of outbuildings: to include Barns and Stores | Gardens | Parking



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### SITUATION

Northmoor House is situated in a tranquil, rural location overlooking fields on the outskirts of Gillingham. The town itself caters for most everyday requirements with a range of supermarkets to include Waitrose and Aldi. A doctor's surgery, pharmacy, pubs, cafes and a well-regarded school.

Gillingham has a mainline railway station to London Waterloo and the Southwest. The A303 is nearby giving access to London and the West, whilst the A350 provides a route to the coast.

Nearby attractions are Stonehenge, Stourhead house and gardens. The Georgian city of Bath is under an hour's drive away and further shopping and dining can be found in Frome.

### PROPERTY

Northmoor House is a substantial family home set around a courtyard. The house is built of stone elevations beneath a slate roof and has been remodelled and sympathetically extended over time, whilst retaining a wealth of character throughout, including flagstone flooring, inglenook fireplace and exposed beams. The current owners have carried out major works and the property is stylishly presented offering flexible and spacious accommodation over three floors.

The main house has a big family kitchen and a dining hall. A formal sitting room with a vaulted ceiling and open fireplace, a study with an inglenook fireplace, and views overlooking the garden and a ground floor bedroom with ensuite shower room. Upstairs are five further bedrooms and two bathrooms. There is a separate office accessed from the outside with a bath/shower room.



There are two separate annexes; annexe one has a good-sized sitting room with kitchen, three bedrooms and two bathrooms. Annexe two is currently used as a great games room with kitchen and a sleepover room above.

### OUTSIDE

The location is very convenient for all the facilities that Gillingham has to offer and yet you enjoy a peaceful and rural outlook. The entrance gate to the property leads to the courtyard with ample parking for several cars. The variety of outbuildings and barns have the potential to be developed further (subject to necessary planning consents) The private garden to the side of the property is mainly laid to lawn with mature flower borders and trees.



**DIRECTIONS (SP8 4HH)**

From Gillingham continue towards Milton on Stour, pass the Fire station on left, pass the Dolphin pub on right, over the mini roundabout, take the first right hand turn and onto Purns Mill Lane and the entrance to Northmoor House is found a short distance on the left-hand side.

**TENURE**

Freehold.

**SERVICES**

Mains electricity and water. Private drainage. Oil Fired central heating.

**LOCAL AUTHORITY**

Dorset Council

**OUTGOINGS**

Main house – Band F

Annexe – Band A

**EPC**

Main house current rating E

Annexe 1 current rating D

**FIXTURES AND FITTINGS**

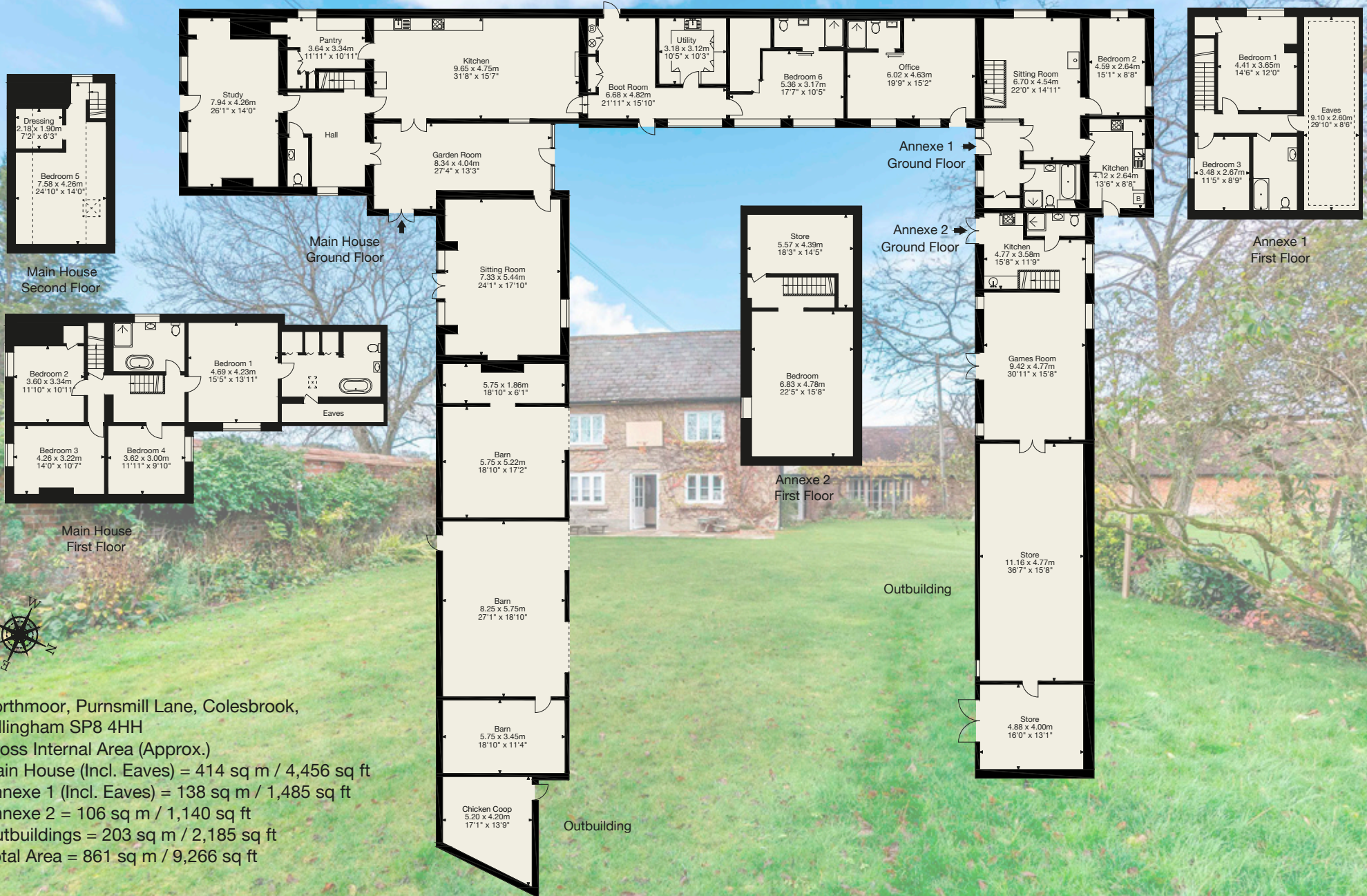
Unless specifically mentioned all fixtures & fittings and garden statuary are excluded from the sale. Some items may be available by separate negotiation.

**VIEWINGS**

Strictly by appointment with Rural View.







Northmoor, Purnsmill Lane, Colesbrook,  
Gillingham SP8 4HH

Gross Internal Area (Approx.)

Main House (Incl. Eaves) = 414 sq m / 4,456 sq ft

Annexe 1 (Incl. Eaves) = 138 sq m / 1,485 sq ft

Annexe 2 = 106 sq m / 1,140 sq ft

Outbuildings = 203 sq m / 2,185 sq ft

Total Area = 861 sq m / 9,266 sq ft

**NOTICE:** Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.





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