

NEWLANDS FARM

MILTON-ON-STOUR, GILLINGHAM, DORSET



RV
RURAL VIEW



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Milton-on-Stour, Gillingham, Dorset, SP8 5PX

A PRETTY GEORGIAN FARMHOUSE WITH LATER ADDITIONS IN A
RURAL VILLAGE SETTING WITH USEFUL OUTBUILDINGS AND LAND

Hall | Sitting Room | Dining Room | Snug | Kitchen/Breakfast Room | Utility Room/Boot Room
5 Bedrooms | 3 Bath/Shower rooms

Outbuildings comprising artist's studio and gallery, store room, barn & workshop
(offering further potential subject to planning)

Garage | Office | Storage barn | Various sheds | Greenhouse and woodstore

Extensive gardens & grounds | Orchard | Vegetable garden | Paddock, woodland & stream

In all about 3.72 acres



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SITUATION

Newlands Farm is located in the rural village of Milton on Stour close to the Dorset, Somerset and Wiltshire borders. The village has a church, primary school, garden centre and is about a mile to the north of Gillingham which has good local shopping facilities including Waitrose and a Mole Country Store, sports centre, railway station to London (Waterloo) or Exeter (St David's) line and is home to North Dorset Rugby Club.

Milton on Stour is within reach of a variety of excellent schools in both the state and private sectors with Gillingham's Ofsted Outstanding Secondary School and their Sixth Form being a particular draw whilst private schools include Port Regis, Clayesmore, Sandroyd, Hazelgrove, Bryanston, Kings Bruton and Sherborne. There are excellent road links to the other main towns in the region including Bath, Salisbury, and Shaftesbury as

well as to the South Coast. The nearby A303 provides access to London, the West Country and motorway network. The nearest regional airports are at Southampton and Bristol.

The village is situated in the lovely, gently rolling countryside of the Blackmore Vale and with the West Wiltshire Downs close by, it is ideal for a variety of rural pursuits including walking, riding, cycling and field sports. Racing is at Salisbury, Bath and Wincanton with golf at Tollard Royal & Sherborne. There are a number of excellent country pubs in the neighbouring villages and several famous attractions in the area such as the National Trust gardens at Stourhead, Longleat safari park, Wilton House and the World Heritage site of Stonehenge.



PROPERTY

Newlands Farm is a handsome Dorset Longhouse of Georgian origins, believed to originally date from the 1750's with later additions. It is built of local stone under a slate roof with pretty lattice front porch and is Listed Grade II. The house is currently arranged in two living parts with a 2 bed annex on the western end which has provided useful income from Airbnb. In 2014 the owners gained planning permission to build single story garden room to the east of the current utility / boot room (2/2014/0156/PLNG). This area has great potential to become a larger kitchen if required. Internally the house has real charm with an abundance of period features, including oak floors, exposed stonework and beams, open fireplaces and a bread oven. There are currently 5 bedrooms and 3 bath / shower rooms in total. Please see floor plans for room dimensions and layouts.

When the current owners originally purchased the property in 1983 they created what became a well-known plant nursery. There is the potential and space to run a small holding or make further changes to the variety of outbuildings (subject to planning). It has been a wonderful family home since the 1980's and a great place for the owner to have her artist's studio which is located opposite the house adjoining the northern boundary.

OUTSIDE

The property is approached from the lane through 5 bar gates to a large gravelled parking and turning area. The extensive gardens & grounds that extend to about 3.72 acres are an undoubted feature of Newlands Farm.

At the front of the house is a pretty area of lawn flanked by herbaceous borders and pleached limes. Beyond is a range of

outbuildings along the northern boundary which include the studio and gallery with adjoining barn / cart shed and workshop. An attractive building with mellow stone elevations under a tile roof with potential for a variety of uses, subject to the necessary consents. To the east is an office building and further storage barn.

From the parking area lawns border the Blackwater Stream (which runs all the way along the north & east boundary) eventually joining the River Stour. The gardens contain a curated collection of over 70 types of mature specimen trees and shrubs. To the south is an orchard with trained apples and pears as well as a rhubarb patch, vegetable beds and greenhouse.

Beyond is an area formerly used for nursery production which had a range of polytunnels, but now has a variety of sheds and

wood stores, including a large area which could be turned back into an additional paddock. Further to the east is an establish area of woodland bordering a good sized paddock with field shelter. The whole is full of wild flowers and has become a haven for wildlife.

DIRECTIONS

Heading west on the A303, take the slip road after Mere signed to Gillingham and Zeals, turn left onto the B3092 towards Mere. Take the right turn signed to Gillingham continuing south to Milton on Stour. Turn right after the Milton Manor signed to Bourton and then take the next left. Follow the lane for 3/4 mile past The Old House / Dairy on the right where the road bears around to the left. The entrance to Newlands Farm is on the left just beyond the red brick bridge.





TENURE

Freehold with vacant possession upon completion.

OUTGOINGS

The property is subject to Council Tax Band F.

SERVICES

Mains water & electricity, private drainage, LPG heating & hot water. Some underfloor heating downstairs.

LOCAL AUTHORITY

Dorset Council 01258 454111.

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.



MAIN HOUSE

2,568 Sq Ft - 239 Sq M

GARAGE

247 Sq Ft - 23 Sq M

BARN

582 Sq Ft - 54 Sq M

OUTBUILDING

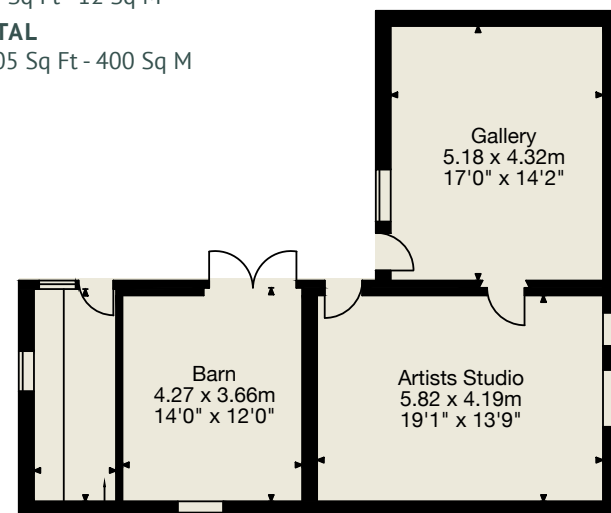
779 Sq Ft - 72 Sq M

OFFICE

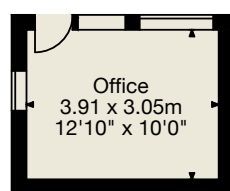
128 Sq Ft - 12 Sq M

TOTAL

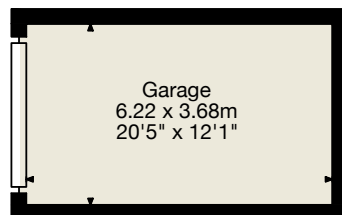
4,305 Sq Ft - 400 Sq M



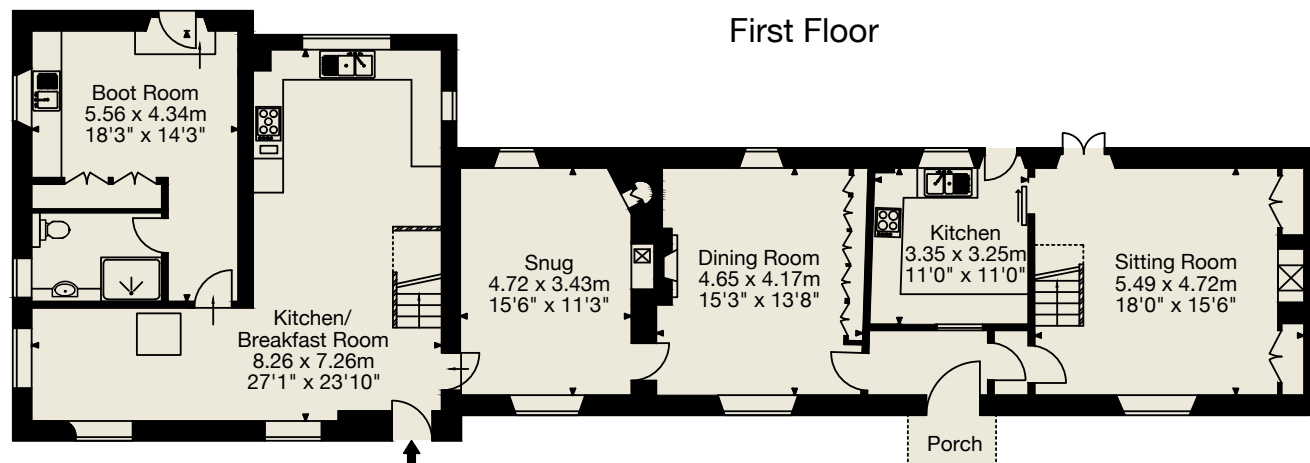
Outbuilding



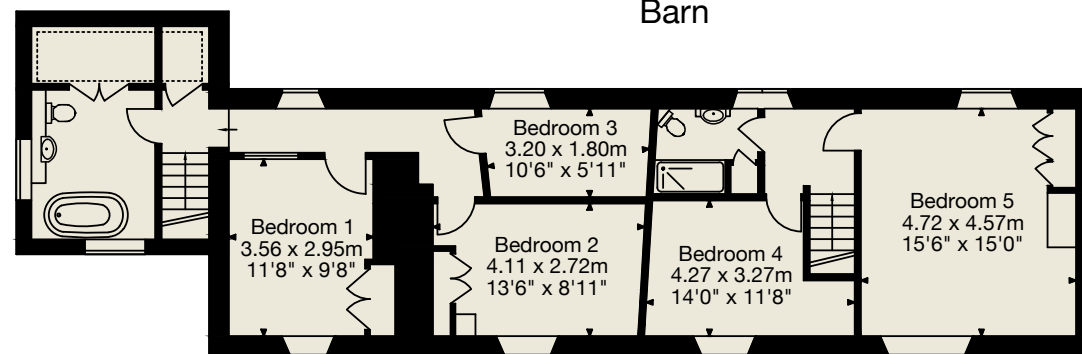
Office



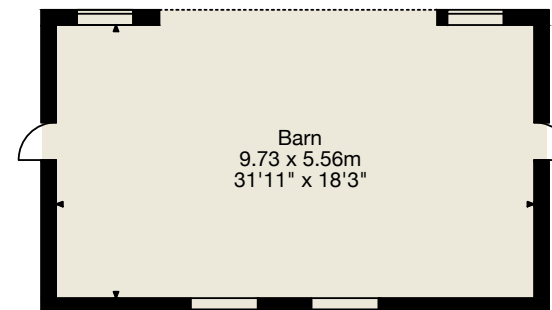
Garage



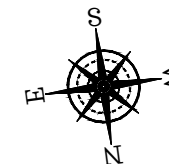
Ground Floor



First Floor



Barn



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