



ANGEL FARMHOUSE

WOODVILLE, STOUR PROVOST, DORSET

RV
RURAL VIEW



Gillingham 4.5 miles (London Waterloo from 1 hour 58 mins), Shaftesbury 4 miles, Sherborne 13 miles, A303 9 miles

ANGEL FARMHOUSE

Woodville, Stour Provost, Nr Gillingham, Dorset, SP8 5LX

A CHARMING DORSET FARMHOUSE WITH SUPERB ACCOMMODATION,
POTENTIAL ANNEXE AND LONG REACHING VIEWS TOWARDS BULBARROW HILL

Hall | Sitting / Dining Room | Kitchen / Breakfast Room | Drawing Room | Study | Utility Room | Larder | WC

5 Bedrooms | 3 Bath / Shower rooms (1 en-suite)

Charming landscaped gardens | Terrace | Orchard & Vegetable garden & pond

Potential Annex comprising double oak-framed carport | Garage | Office | WC | Bedroom & bathroom / shower

Stable block with 2 loose boxes, tackroom & feedstore

3 fenced Paddocks with water.

About 7.5 acres in all.



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SITUATION

Angel Farmhouse is located in Woodville which is part of the charming village of Stour Provost, with superb views across the Blackmore Vale towards Bullbarrow & Oakford Hill. Within the village is a church and primary school. Near by the village of West Stour has a pub, garage / local shop and the renowned Udder Farm Shop with its excellent range of local produce and restaurant / coffee shop is in East Stour.

Additional facilities are available in Gillingham which has a Waitrose and railway station to London (Waterloo) taking from 1 hour 58 minutes. Shaftesbury or Sherborne also offer further shopping and amenities. Other attractions locally include Stourhead, The Newt at Hadsden, nr Castle Cary and Hauser & Wirth at Bruton. There are excellent road links to the other main towns in the region including Bath, Salisbury 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 Bristol and Southampton.

The property is situated on the edge of the Blackmore Vale with many beautiful footpaths and bridleways ideal for participating in a variety of rural pursuits including walking, riding or cycling. The area is also renowned for its field sports. Racing is at Wincanton, Bath & Salisbury with golf at Wincanton & Sherborne. There are a good state schools at Gillingham or Shaftesbury and private schools locally include Port Regis, Sandroyd, Hanford, Hazelgrove, Sherborne, Bryanston, Kings Bruton, Millfield & Downside.

PROPERTY

Angel Farmhouse is a spacious family house which is not listed, with stone elevations clad with wisteria, roses and honeysuckle

under a tile roof. Internally, it flows and presents well with oak flooring and an ideal layout for modern family living. Along the south of the house three rooms combine together to form Kitchen / Breakfast Room, Dining and Sitting area. This gives a fantastic entertaining space with French windows onto a large flagstone terrace. The Kitchen is well appointed with 4 oven electric Aga, separate Siemens electric oven & gas hob, Siemens dishwasher and central granite topped island with power, ample storage together with walk in larder. The Drawing Room & Study both lie at the western end of the house with inglenook fireplaces and woodburning stoves.

On the first floor there are 5 bedrooms and 3 bath / shower rooms. The main bedroom has a balcony, en-suite shower room and a door to bedroom 5 / dressing room. The south facing bedrooms have superb views over the Blackmore Vale towards Bullbarrow & Oakford hill.

OUTSIDE

The house is approached from the lane through a 5 bar gate to gravelled parking / turning area on the eastern side of the house. Beside this is a superb oak-framed double car port and garage, which offers scope as an independent annex. In addition to the garaging space and implement store it currently comprises a hall, wc and office on the ground floor and a bedroom & bath / shower room on the top floor.

Lawns stretch away from the terrace to the south flanked by wide well stocked herbaceous borders. To the west is a charming kitchen garden with raised vegetable beds, 2 greenhouses and productive fruit cage. Beyond is the orchard with apple, pear, plum, damson & greengage trees. To the east behind beech hedging is an ornamental pond, chicken run and small clump

of trees. A pedestrian gate leads into a gravel yard beside the stable block with a separate field gate onto the lane. The stables are recently constructed and comprise 2 loose boxes, tackroom and haystore. The gently rolling paddocks are split into 3 and lie to the south. They are well fenced with water. Please note there is a footpath crossing the field diagonally to the gate on the lane.

In all the gardens extend to about 0.8 acres and the total acreage is about 7.5 acres.

DIRECTIONS

Heading west on the A30 from Shaftesbury and at the Kings Arms pub turn left into New Lane signed Stour Row. After about a mile turn right into Stour Lane signed Woodville. Angel Farmhouse will be found after about $\frac{3}{4}$ mile on the left.

EPC

Energy Efficiency Rating Current: F Please refer to the agents for the complete Energy Performance Certificate.

OUTGOINGS

The property is subject to Council Tax Band F.

SERVICES

Mains water & electricity. Private drainage. Oil fired central heating & hot water. Plusnet broadband.

LOCAL AUTHORITY

North Dorset District Council



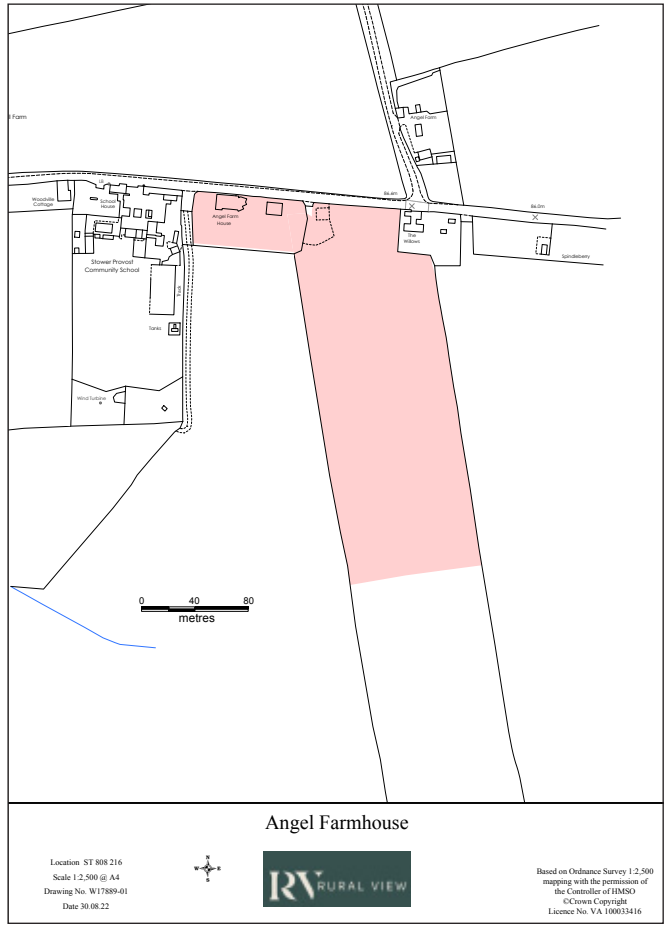


FIXTURES AND FITTINGS

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

3,476 Sq Ft - 323 Sq M

GARAGE

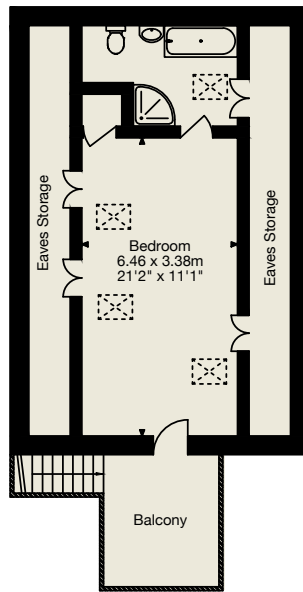
1,281 Sq Ft - 119 Sq M

STABLES

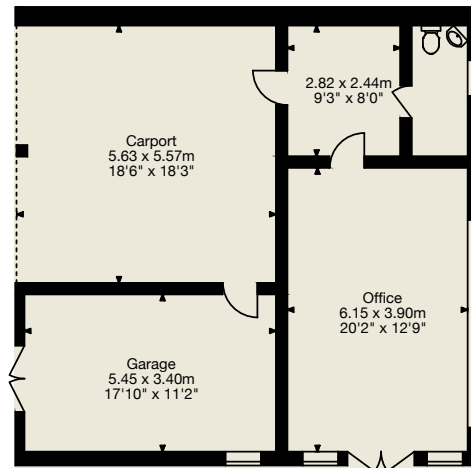
538 Sq Ft - 50 Sq M

TOTAL

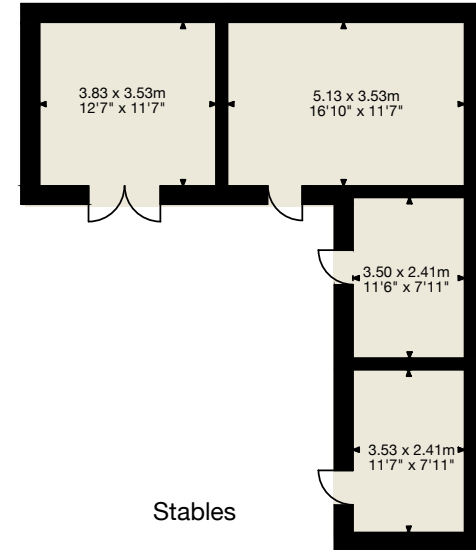
5,295 Sq Ft - 492 Sq M



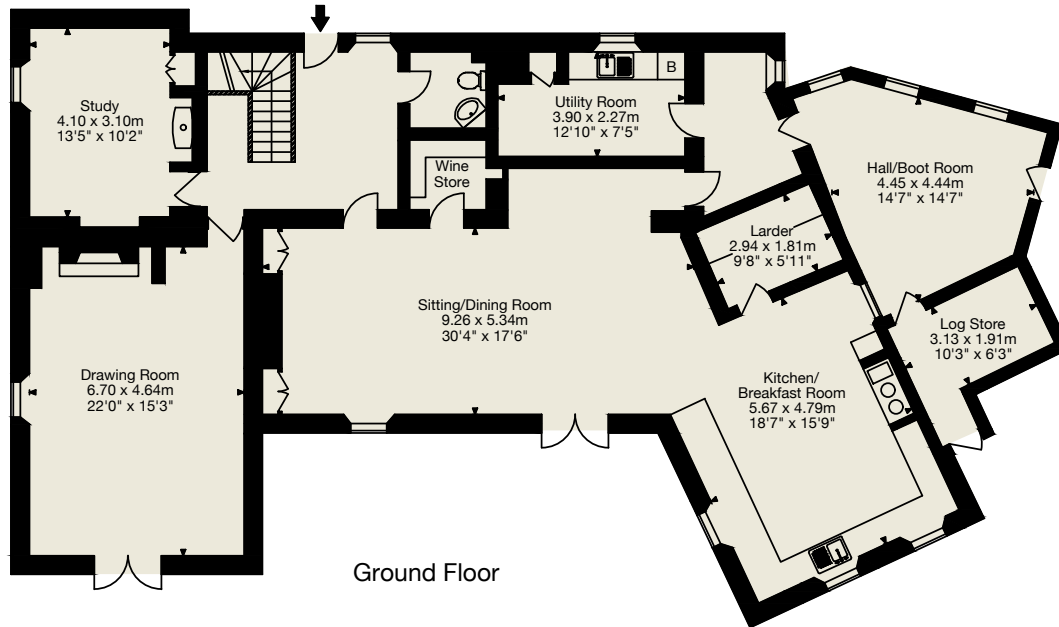
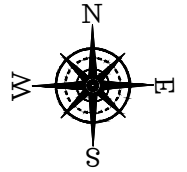
Garage First Floor



Garage Ground Floor



Stables



Ground Floor



First Floor

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