

# POND FARM

MUSBURY LANE • MARNHULL • DORSET



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DORSET

*A pretty Grade II listed former farmhouse standing in an attractive garden bordering farmland and located on the edge of the popular village of Marnhull*

**Sturminster Newton 3½ miles. Shaftesbury 6 miles.  
Gillingham 6 miles (Waterloo in just under 2 hours).  
Sherborne 11 miles.  
(Distances and time approximate)**

Drawing room • Dining room • Kitchen/Breakfast room  
TV/Book room • Garden room • Study  
Utility room incorporating a larder • Cloakroom

Master bedroom with ensuite bathroom  
4 Further bedrooms • Family bathroom

Garage/workshop • Garden stores • Garden with parking



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





## Pond Farm

The property is a Grade II listed former farmhouse believed to have late 16th century origins with later additions in the 18th century and the recent addition of a garden room. It is a detached dwelling constructed of stone elevations under a clay tiled and slate roof with brick chimneys. At the western end there is a single storey garage/workshop with a slate roof. A garden room was added in 2013 on the southern elevation with a stone base course and timber and glazed elevations under a slate roof matching the original construction. The property offers well proportioned reception rooms and requires some modernisation more particularly to bathrooms. Drawing room with large open fireplace with

stone surround and hearth, plank and muntin panelling and exposed timbers. TV/reading room with open fireplace with pine mantel and slips, extensive fitted bookshelves and inset Panasonic flat screen TV. Garden room with double doors to garden(s). Kitchen/breakfast room with range of pine base units incorporating Belfast sink, dishwasher and two fridges, 4 oven oil-fired AGA (green), exposed timbers, central circular work island with tiled work top, drawers and cupboard. Dining room with woodburning stove on stone hearth and glazed door to garden (N). Study with exposed timbers and exterior access. Utility room incorporating a larder, plumbed for washing machine and tumble dryer, quarry tiled

floor, shelving, wall mounted gas-fired Vaillant boiler and stable door to garden. The master bedroom has a range of fitted wardrobes and back stairs to the ground floor together with an ensuite bathroom. There are four further bedrooms (3 walk-through) and a family bathroom together with a landing and main staircase.

## Situation

Pond Farm is situated close to the centre of the popular village of Marnhull which has an excellent range of local facilities including three churches, a Doctor's surgery and a variety of shops and pubs together with a village hall and vibrant Royal British Legion hall. More extensive shopping, business and recreational facilities are available in Gillingham, Shaftesbury and the Abbey town of Sherborne.



The area is served by excellent schools both in the public and private sectors. There are two primary schools in the village. Other schools include Hanford, Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford.



Racing: National Hunt racing at Wincanton and Taunton; flat racing at Bath and Salisbury.



Blandford, Sherborne, Yeovil and Dorchester (Came Down).



Access to the A303 is at Mere or East Knoyle to the north linking with the M3 to London and the wider motorway network.



Mainline railway stations at Gillingham (Waterloo) taking just under two hours and Castle Cary (Paddington) in circa 90 minutes.



Bournemouth, Bristol and Exeter Airports are all easily accessible offering connections within the UK, Europe and to other destinations.



## Gardens and outbuildings

The property is approached off Musbury Lane through twin timber gates onto a gravelled parking and turning area. An additional timber gate leads onto further gravelled parking and accesses the main area of the garden on the northern side of the house. There is a gravelled terrace along this elevation with a stocked border with climbing roses, an expanse of lawn with daffodils and mixed deciduous trees including weeping pear, willows, silver birch and cherries. There is a bog garden. Close to the parking area there is a timber and tiled store (in need of repair) and a further timber and corrugated open fronted garden store. Adjacent is a fruit cage stocked with raspberries, strawberries and red/white currants. There are two further raised borders used as a kitchen garden. This area of garden is enclosed by timber fencing and hedging. On the eastern side there is a rose garden and a further lawn with borders and shrubs enclosed by a fir hedge. In this area there is an open fronted flat roofed store with the adjacent oil tank hidden by trellis fencing. The southern garden provides a stone paved terrace with borders and a timber pergola with a mature wisteria.

## Services

Mains water, electricity, drainage and gas. Gas-fired central heating. Oil-fired AGA.

**Council Tax:** Band G.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Tenure:** Freehold.

## Local Authority

North Dorset District Council: 01258 454111  
[www.dorsetforyou.com/counciltax](http://www.dorsetforyou.com/counciltax)

## Directions (Postcode DT10 1JP)

In the centre of Marnhull proceed west on Burton Street passing the shops and the Blackmore Vale public house. Continue for a short distance and as the road bears sharp left turn right signed Musbury Lane. Pond Farm is the first house on the right.

## Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.

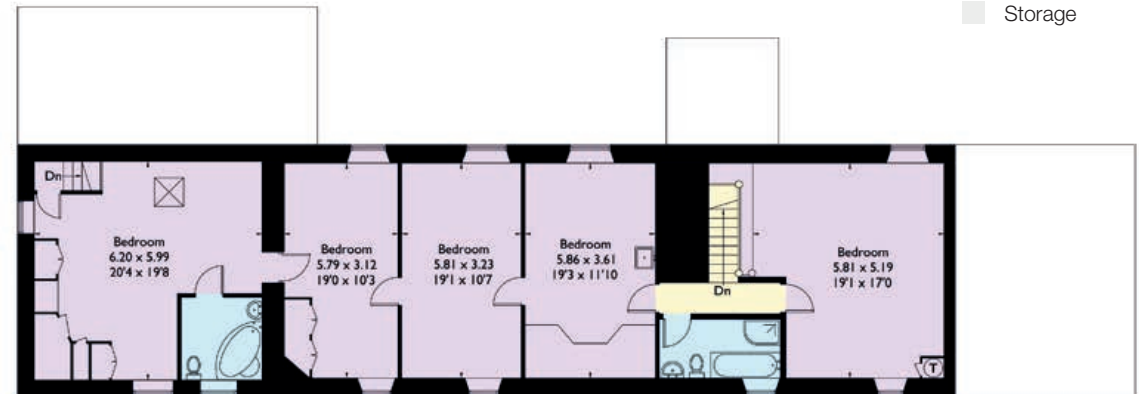
## Approximate Gross Internal Floor Area

322.4 sq m / 3470 sq ft

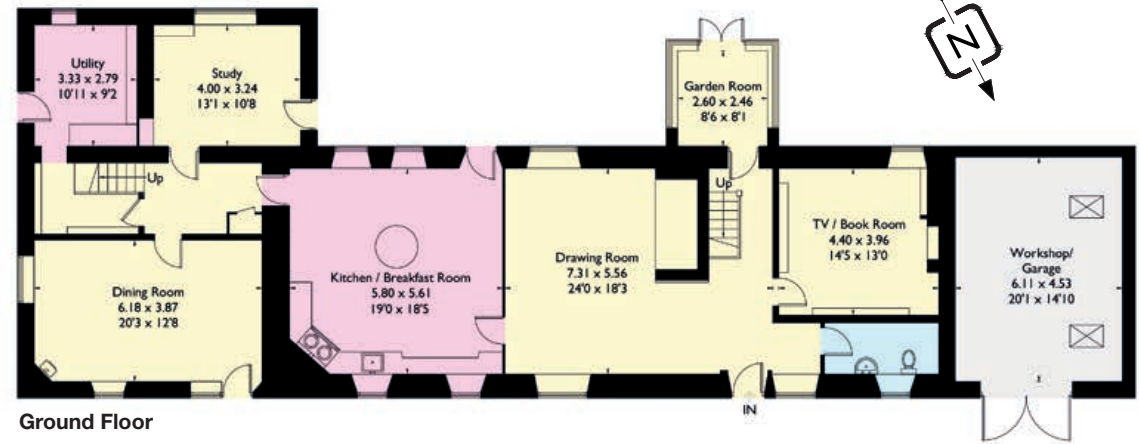
Garage: 28.5 sq m / 307 sq ft

Total: 350.9 sq m / 3777 sq ft

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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