

# YARDGROVE HOUSE



NR MARNHULL • DORSET

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Marnhull 1 mile

Gillingham 7 miles (London Waterloo 2 hours)

Shaftesbury 8.5 miles

Sherborne 10 miles

Blandford Forum 11.5 miles

Bruton 16 miles

Castle Cary 17 miles (London Paddington 92 minutes).

All distances and times are approximate.

*An elegant country  
house which has been  
beautifully refurbished  
with outstanding views*

Entrance hall • Drawing room • Dining room • Sitting  
room Study • Snug • Kitchen / breakfast room  
Larder / pantry • Utility room • Boot room • Wine store  
Gym • 2 Cloakrooms

Master bedroom with en-suite bathroom and dressing area

4 further Bedrooms

3 further bathrooms / shower rooms

Ground floor annexe comprising:

Sitting room • Kitchen

Bedroom with en-suite shower room

Traditional stone barn

Garaging and carport

Landscaped gardens and extensive grounds

Paddocks

**In all about 9 acres (3.67 hectares)**







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## Situation and Amenities

Yardgrove House is situated to the south west of the popular village of Mamhull. The house lies down a quiet lane in an elevated setting with far reaching views over the Dorset countryside. Mamhull has an excellent range of local facilities including a number of churches, a doctor's surgery and a variety of shops and pubs.

More extensive shopping, business and recreational facilities are available in Gillingham, the Abbey town of Sherborne and Shaftesbury. Access to the A303 is joined at Wincanton to the north, linking with the M3 to London and the wider national motorway network.

Regular services run from the mainline railway stations at Gillingham (London Waterloo from 2 hours) and Castle Cary (London Paddington from 92 minutes).

Golf at Blandford, Sherborne, Yeovil and Dorchester (Came Down). Water sports, sea fishing and sailing are available on the Dorset Coast. National Hunt racing is at Wincanton and Taunton; flat racing is at Bath and Salisbury.

The area is served by excellent schools both in the public and private sectors. These include Hanford, the Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford. Bournemouth and Bristol Airports are all easily accessible offering connections around the UK, Europe and to other destinations.

## Yardgrove House

Yardgrove House occupies an exceptional elevated position overlooking the surrounding Dorset countryside, set in a peaceful and private location. The house is not listed and is presented in immaculate condition after a comprehensive extension and refurbishment programme undertaken by the current owners. The original core of the house is thought to date from the early to mid-1800s with a classical Georgian façade.

The owners have sympathetically extended the house which now provides about 6,500 sq ft of well laid out, spacious family orientated accommodation arranged over two floors. The

property was the winner of South West of England LABC Building Excellence Award in 2015.

Notable points include open plan accommodation with fine views and excellent flow between the rooms. The kitchen / breakfast room is a light, expansive room with the dining room and a snug / playroom ideally located nearby. The reception rooms are all light, airy rooms with excellent proportions. At the rear of the house is a rear wing providing a gym, boot room and wine store.

The one bedroom annexe is included in the square footage but provides some flexibility to the occupation of the house as it can be occupied independently to the main house with a separate access via the rear courtyard.

Upstairs, the house has five principal bedrooms with four bath or shower rooms arranged around a large light landing.

Please see the floor plans for the layout and dimensions of the accommodation.



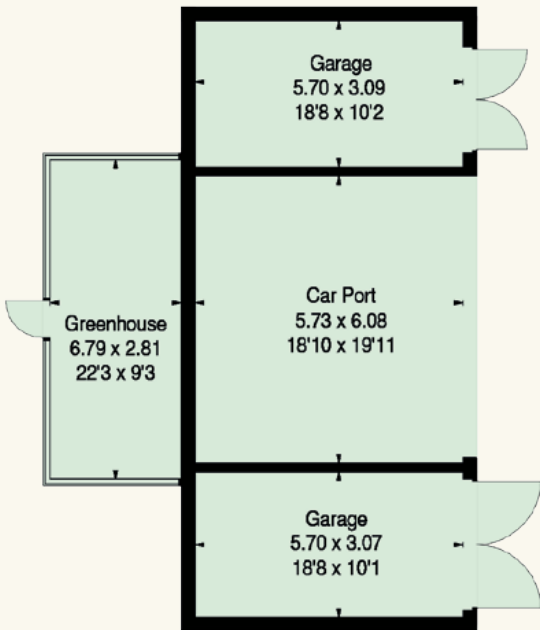












Outbuilding  
(Not Shown In Actual Location / Orientation)

## Yardgrove House

Approximate Gross Internal Area

604 sq m / 6501 sq ft (Excluding Void)

Outbuilding = 91 sq m / 979 sq ft (Including Car Port)

Barn = 95 sq m / 1022 sq ft

Total = 790 sq m / 8502 sq ft

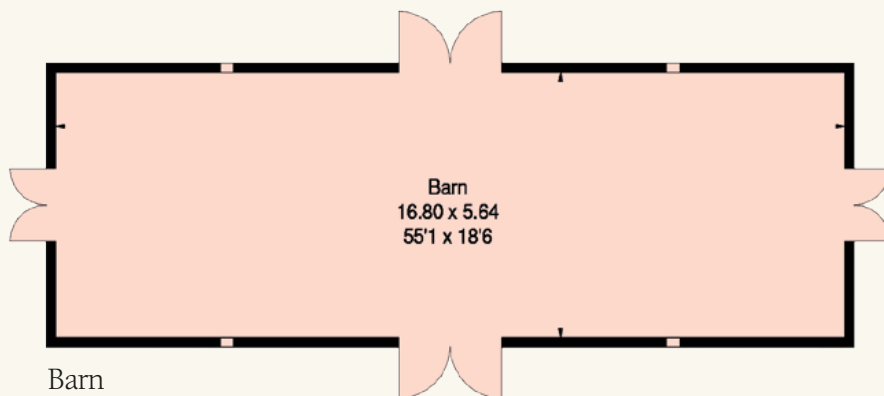
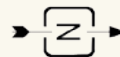
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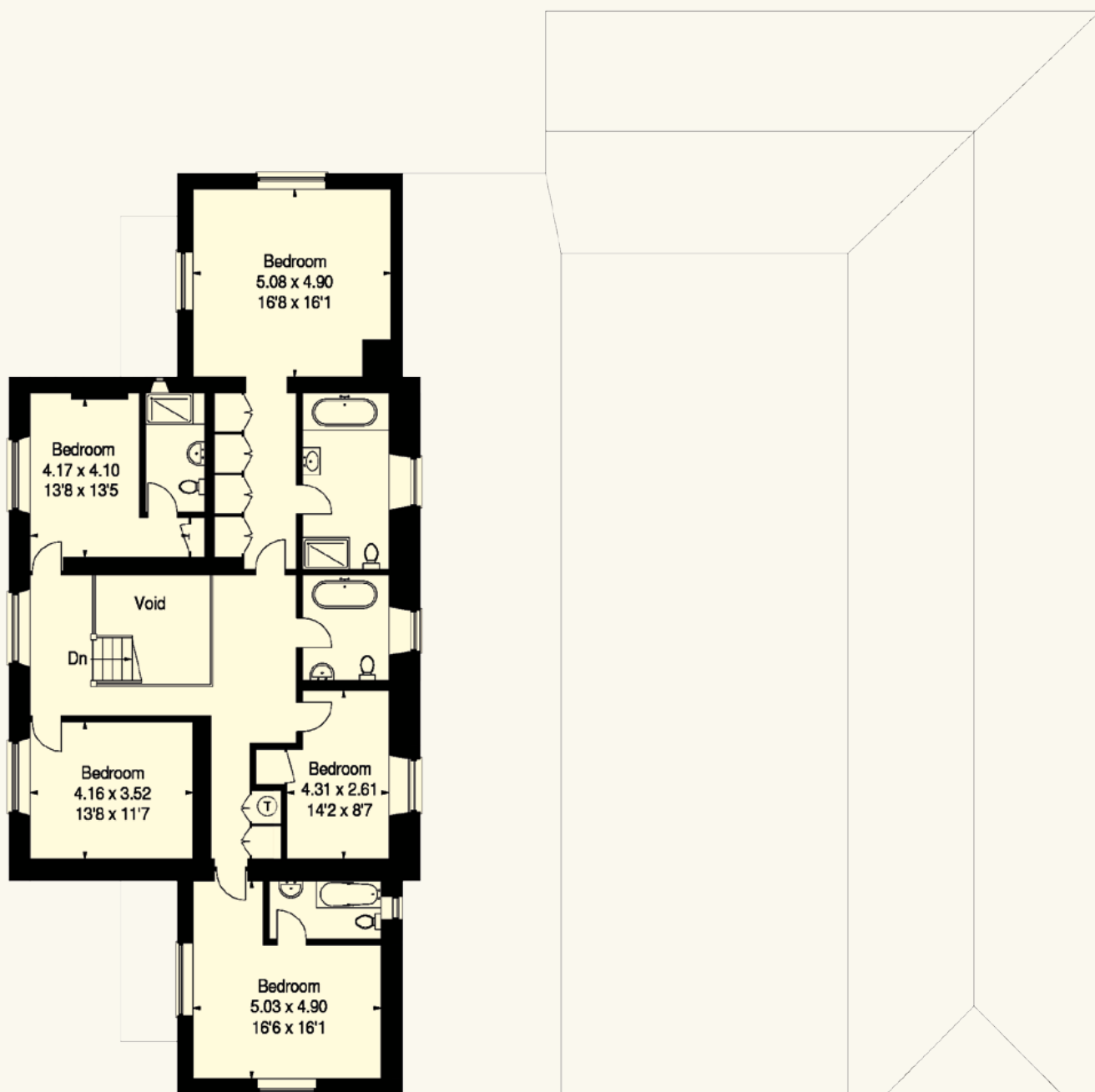
Ground Floor

Flat





Barn  
(Not Shown In Actual Location / Orientation)



First Floor







## Gardens and Grounds

The gravelled drive is approached through stone gate piers with wrought iron gates and leads up to the house, flanked by traditional estate fencing and low stone walls. A large parking area lies to the east of the house, connecting the house with the outbuildings.

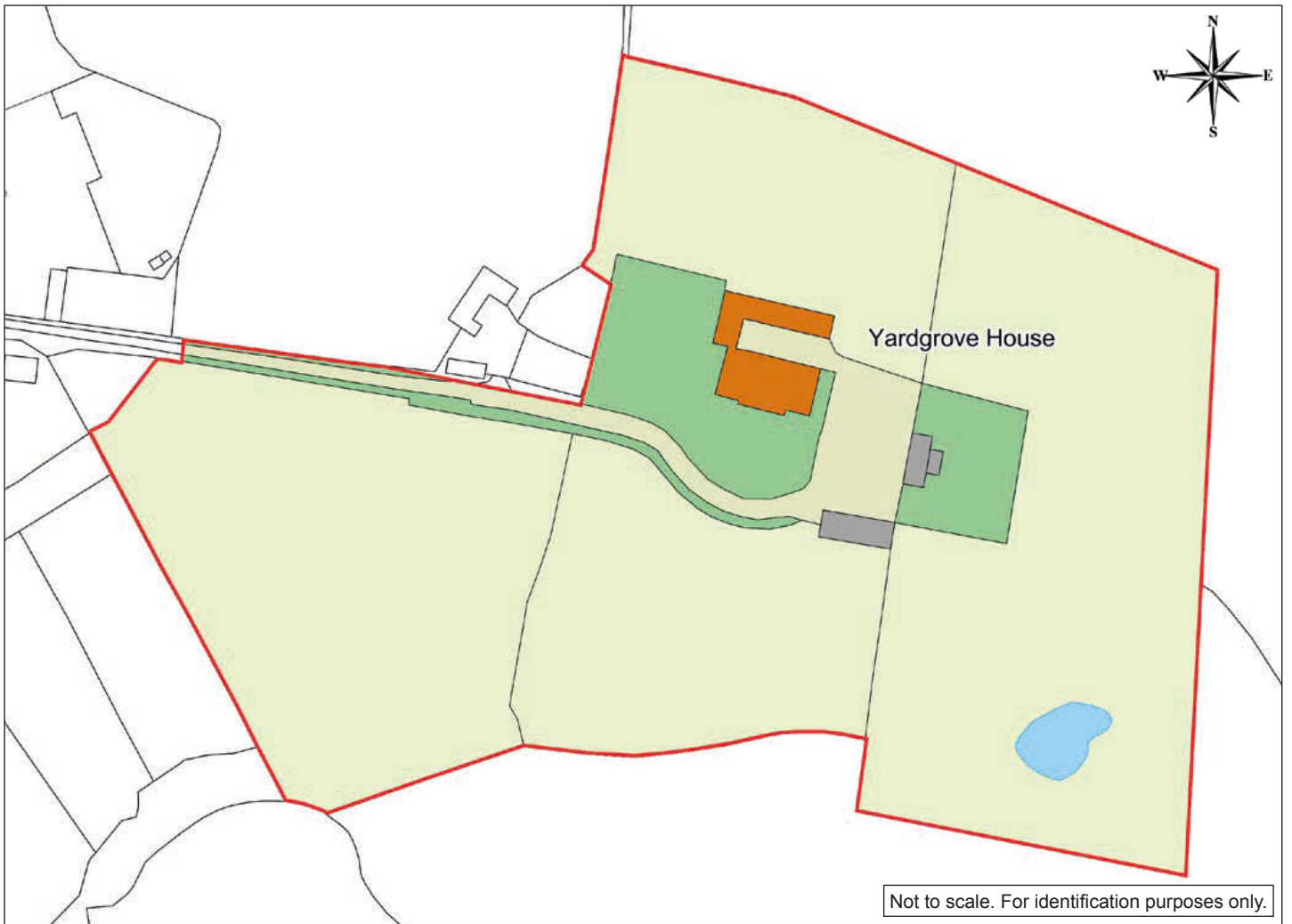
There is a beautiful stone flagged courtyard behind the house with a raised bed, linking the house with the annexe. The gardens and grounds around the house have been landscaped to create a large area of level lawn dotted with mature trees. Floral borders are interspersed with lavender, roses and perennial shrubs. The lawns slope up to the rear of the property, providing fine elevated southerly views over the surrounding countryside.

Behind the greenhouse is a wide level area of garden, suitable for a tennis court, swimming pool or walled garden. Beyond the buildings to the south of the house are a pond and three paddocks, providing plenty of amenity value to the property.

## Outbuildings

A detached traditional stone barn (55' x 18') lies to the south east of the house, providing a range of potential uses, subject to planning permission. A new garage block to the east was recently constructed of stone under a slate roof providing two secure garages and a double car port. Attached to the rear of this is a greenhouse.









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## GENERAL REMARKS & STIPULATIONS

### Method of Sale

Yardgrove House is offered for sale freehold by private treaty with vacant possession on completion.

### Services

Mains water and electricity. Private drainage. Oil-fired central heating. Broadband. Intruder and fire alarm.

### Rights of Way

There are no public rights of way across the property.

### Local Authority

North Dorset District Council  
Tel: 01258 454111

### Fixtures and Fittings

All fixtures, fittings and garden statuary are excluded from the sale, although some may be available by separate negotiation.

### Directions (DT10 1NZ)

From London, take the M3 south and at Junction 8 follow signs onto the A303 towards Salisbury / Andover. Go straight over the Countess Roundabout, passing Stonehenge on your right and continue straight on at the next roundabout. After about 17 miles turn right, following signs to the A350 south towards Shaftesbury. At the roundabout in Shaftesbury, follow the A30 towards Sherborne. In the village of East Stour, turn left onto the B3092 towards Marnhall and Sturminster Newton. Proceed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

through the village of Marnhall and after about 1.2 miles, turn left onto Cox Hill. The electric entrance gates to Yardgrove House will be found at the end of the lane.

### Viewing

By prior appointment only with the selling agents.

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