



EAST FARM HOUSE
AFFPUDDLE • DORCHESTER • DORSET



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AFFPUDDLE • DORCHESTER • DORSET • DT2 7HH

A GRADE II LISTED VILLAGE FARMHOUSE WITH AN EXTENSIVE RANGE OF BARNs, STABLES AND OUTBUILDINGS.

ACCOMMODATION

ENTRANCE HALL • DRAWING ROOM • SITTING ROOM • DINING ROOM • LIBRARY/STUDY • GARDEN ROOM • KITCHEN • UTILITY ROOM
CLOAKROOM/SHOWER • 7 BEDROOMS • 2 BATHROOMS

EXTENSIVE OUTBUILDINGS AROUND A COURTYARD COMPRISING 10 STABLES WITH ADJOINING STORE/OFFICE • GRADE II LISTED FLINT BARN
FURTHER BARN • GRADE II LISTED GRANARY

GARDEN AND PASTURELAND BISECTED BY THE RIVER PIDDLE

IN ALL ABOUT 38.8 ACRES



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DESCRIPTION

East Farm House, Affpuddle is a former farmhouse (the village dates from Saxon times and is named in the Domesday Book (1086) as Affpidela with a manor house belonging to the Abbot of Cerne previously owned by the diocese monks as a stopping off point) constructed of brick elevations with stone quoins under a predominately clay and stone tiled roof with dormer windows and brick chimneys, together with some slate roofed extensions. The house is Grade II Listed as being of architectural or historic importance and has an elegant front facade with sash windows and a mature wisteria. There are many period features including flagstone floors, open fireplaces, stripped pine floorboards, window seats and exposed timbers. The property does however require some modernisation and refurbishment according to personal preferences. The ground floor comprises kitchen with Belfast sink and 4 oven oil fired Aga, sitting room, drawing room, dining room, library/study, utility room and conservatory. On the first and second floors there are seven bedrooms and two bathrooms.

DEVELOPMENT POTENTIAL (SUBJECT TO RELEVANT PERMISSIONS)

The Historic Building Advisory Service have compiled a report to assist with the design process for anyone considering the conversion of some or all of the outbuildings to residential or other purposes. The report is available on request and covers in some detail a survey of the flint stone barn, dairy unit and garage block. The outbuildings include a range of 10 stables with an adjacent store/office with 2 separate rooms. A Grade II Listed stone and slate barn with internal mezzanine. A brick, rendered and tiled dairy barn providing extensive storage space and suitable for a variety of uses. A Grade II Listed Granary is located behind a flint barn near the village road. There is a further small store located at the rear of the stable range and the oil tank is also situated close to the gravelled parking.

SITUATION

East Farm House is situated in the small village of Affpuddle which is about 4 miles from both Puddletown and Bere Regis. Both villages have primary schools and Puddletown also has a middle school and both offer a useful range of local amenities. The County

Town of Dorchester (10 miles) offers an excellent range of facilities including a main line rail station. There is a further station at Moreton (3 miles) providing a service to London (Waterloo) taking about 2½ hours. The seaside town of Weymouth (16 miles) has a marina and is nationally renowned for its sailing facilities together with its lovely sandy beach and safe swimming. All the sailing events of the 2012 Olympics were held at Weymouth and Portland. The larger towns of Poole (17 miles) and Bournemouth (19 miles) are within easy driving distance. There are excellent private schools within the area including Bryanston, Milton Abbey, Canford, Dumpton, Castle Court, Knighton House and Sherborne.

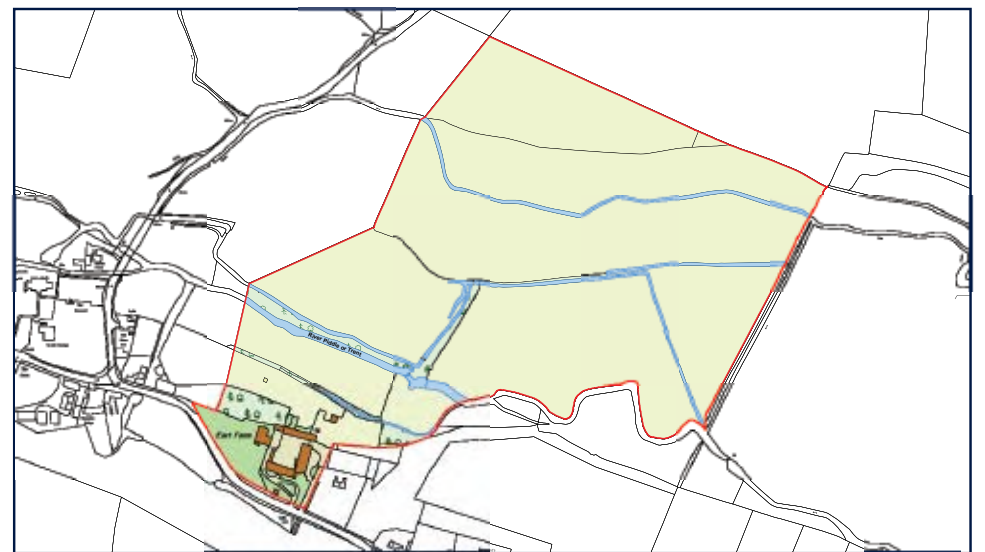
ACCOMMODATION

Please see floor plans.

GARDENS AND GROUNDS

The house is accessed along a gravelled drive which widens into a wide gravelled courtyard providing extensive parking. The gardens lie on 3 sides of the house. On the front elevation (w) there is a stone paved path along the main elevation opening onto a





level lawn enclosed on the northern side by a low brick wall with a small brick and tiled store. There is a lawned area and beyond this is a clipped yew hedge with an archway accessing an area of rough garden with trees. The northern garden beyond the brick wall includes a water garden, number of clipped box bushes, mixed fruit trees and other trees including eucalyptus and silver birch. The northern garden is enclosed by timber post and rail fencing with the land in ownership lying beyond. The land is accessed via a further track off the gravelled drive or alternatively through a gate from the garden. There is a sloping field with a park-like feel incorporating a number of mature trees. The property extends in total to about 38.8 acres.

DIRECTIONS

From Dorchester, proceed east on the A35 continuing for approximately 8 miles. Exit the dual carriageway at the Tolpuddle Ball exit (signed Affpuddle, Tolpuddle, Warmwell and Crossways). Proceed to the T-junction, turning left signed to Affpuddle and continue under the A35. Proceed about half a mile into the village of Affpuddle and there is a sharp left turn in the village. Go past the cow/farm sign on a left-hand bend. Take the turn just before the slow sign into a gravelled drive leading to East Farm House (note: there is a small red sign East Farm House just beyond the drive). Take care and proceed slowly, so as not to miss the entrance.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

FIXTURES AND FITTINGS

All fitted carpets, curtains and garden ornaments are excluded from the sale but could be made available by separate negotiation.

LOCAL AUTHORITY

Purbeck District Council, Westport House, Worgret Road, Wareham Dorset, BH20 4PP – Tel: 01929 556561.

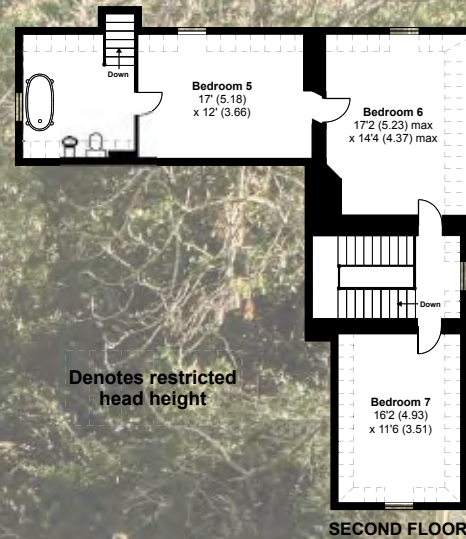
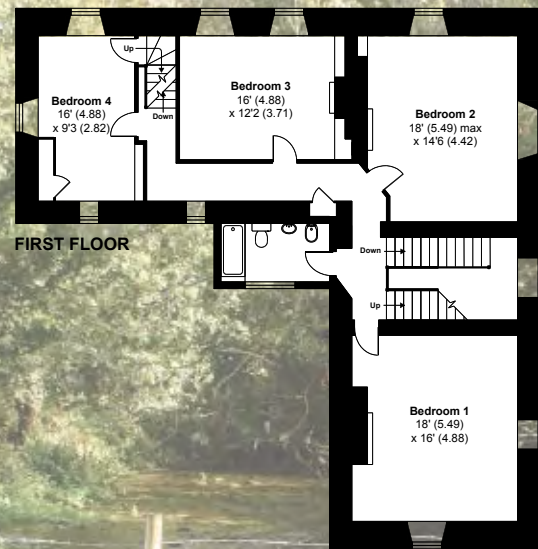
POSTCODE

DT2 7HH

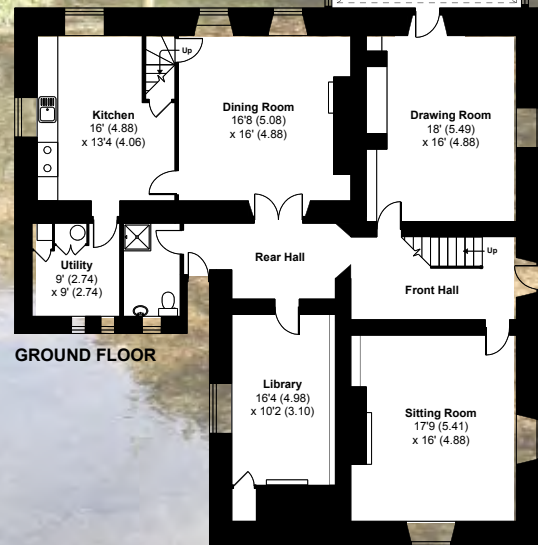
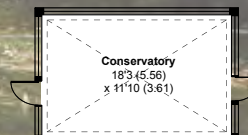
VIEWING

Strictly by appointment with Savills.





Denotes restricted head height



East Farm House, Affpuddle, Dorchester, Dorset

APPROX. GROSS INTERNAL FLOOR AREA 4027 SQ FT 374.1 SQ METRES
(Excludes Outbuildings & Restricted Head Height)



Important Notice

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