

WYNDHAM FARM
Silton • Dorset



***Extraordinary Rural Dorset Residential Farm with Stone Farmhouse, Annexe, Outbuildings, Pasture, Income & Potential.
Close to Excellent Public Schooling & Communication Links***

- Principal bedroom
- Three further double bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Larder, laundry and utility room
- Two bedroom Annexe
- Granary
- Workshop & 4 loose boxes
- Dutch Barn with 39 solar panels
- Silage barn
- Cubicle shed
- Former milking parlour
- CL caravan site
- Mainline to London (2.5 miles)
- About 104 acres

Wyndham Farm, Silton, Dorset SP8 5AE

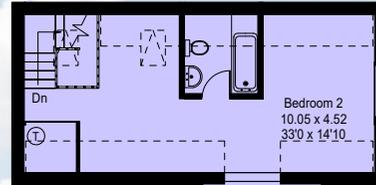
House Approximate Gross Internal Area :- 262 sq m / 2819 sq ft

Annexe Approximate Gross Internal Area :- 151 sq m / 1624 sq ft

The Old Granary, Store & Boiler Room Approximate Gross Internal Area :- 89 sq m / 958 sq ft



= Reduced headroom below 1.5 m / 5'0"



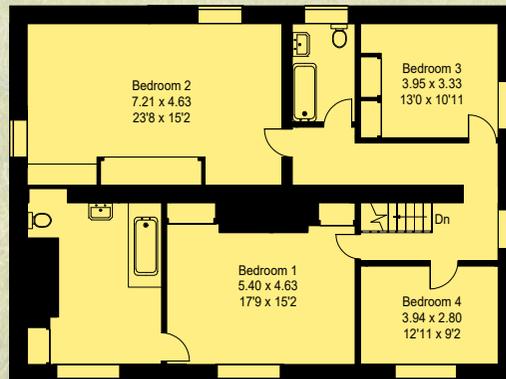
First Floor



Ground Floor



Annexe



First Floor

PRODUCED FOR FOX GRANT 2021

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compare bearings before making any decisions reliant upon them.



SITUATION

Gillingham 3 miles, Shaftesbury 8 miles, Burton 9 miles, Salisbury 28 miles, Bath 29 miles

International airports: Bristol Airport 37 miles, Southampton Airport 53 miles, Bournemouth Airport 37 miles

Mainline Train Services: Gillingham to London Waterloo 1h 58min

Wyndham Farm comprises of about 104 acres of farmland located on the edge of the Blackmore Vale and some of the most spectacular hunting and riding country in the UK. The land lies either side of the farmhouse and farm buildings with gently undulating Dorset pasture.

Education The south west is well known for its abundance of excellent state and private schools in the local area, including King's Bruton, Milton Abbey, Sherborne School for boys & girls, Bryanston, Handford and Clayesmore. As well as Gillingham and St Mary's Primary School, there are preparatory schools close by at Port Regis, Lewiston, Hazelgrove and Sandroyd. Further details for independents can be obtained from isc.co.uk or via familyinformationdirectory.dorsetforyou.gov.uk and dorset.gov.uk

Local, Sporting & Recreational There are plentiful walking, cycling and riding opportunities directly from the property into the surrounding countryside. The south coast is just over an hour's drive away where sailing and water sports are available. Horseracing is at Taunton, Salisbury, Wincanton and Bath. Local hunts include; South & West Wilts, Blackmore & Sparkford Vale and Portman. Fishing can be enjoyed on the River Stour nearby on license via private clubs and organisations. Golf can be enjoyed at Sherborne and Tollard Royal. See www.dorset.gov.uk for further information

WYNDHAM FARM

The principal residence is a period character stone farmhouse, believed to date back to the early 19th Century and originally formed part of the Duke of Somerset's Estate. Approached from the quiet country lane leading to Silton, the four bedroom farmhouse is constructed of stone with a tile and slate roof. This charming house benefits from plenty of character including exposed beams, inglenook fireplaces and the old bread oven. About **2800 ft²**

- Porch
- Kitchen/Breakfast room
- Pantry
- Utility room
- Boiler room
- Cloakroom
- Dining room
- Sitting room
- Study
- Principal bedroom suite
- Three further double bedrooms
- Family bathroom

WYNDHAM FARM ANNEXE

This exceptional annexe is presented immaculately with vaulted ceiling, feature fireplace and exposed timbers. Extending to over **1600 ft²**

- Hallway
- Sitting room
- Kitchen/Breakfast room
- Utility
- Cloakroom
- Two double bedrooms with en-suite
- Built in 2011



WYNDHAM FARM SILTON, DORSET



**Lot B
About
25.6 Acres**

**Whole
About
104 Acres**

**Lot A
About
78.6 Acres**

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0m 75m 150m 225m

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GARDEN & GROUNDS

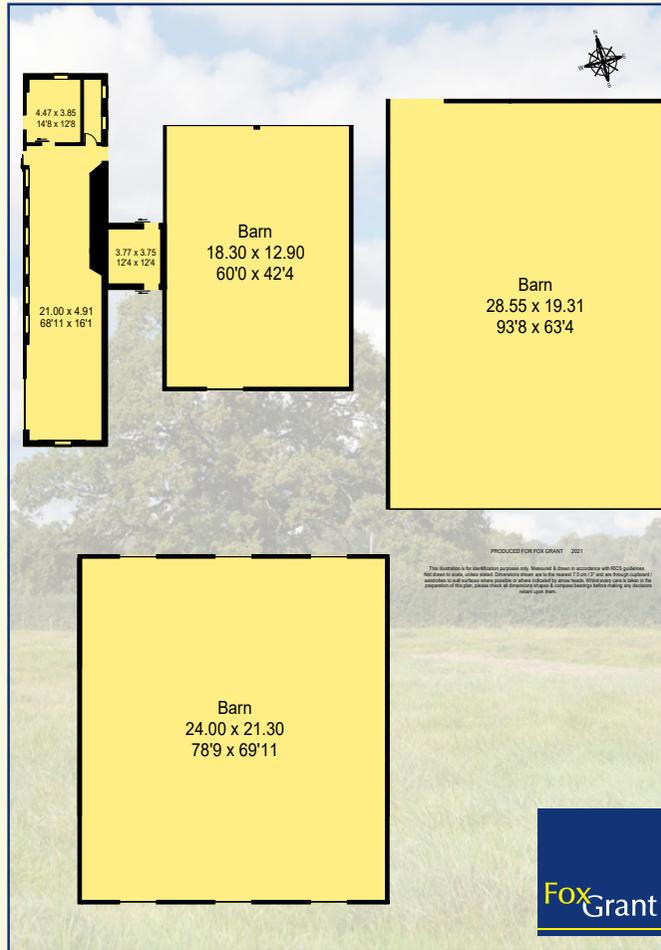
The gardens wrap around three sides of the farmhouse and the annexe, these are mostly laid to lawn with mature borders and trees. There are raised vegetable and herb beds to the east side of the house. The front garden and patio is south facing.

- Traditional stone Granary
- Garage
- About **950 ft²**
- Store



EQUESTRIAN FACILITIES

Private stable yard with 4 loose boxes and fenced concrete yard adjoin the 4-bay workshop. About **1850 ft²**



FARM BUILDINGS

The farm buildings lie to the south of the farmhouse and comprise a compact and useful range of traditional and modern buildings extending to a covered area of over **17200 ft²**

- Former Milking Parlour
- 4-bay Dutch Barn with lean-to on the south side and 39 Solar Panels
- 6-bay Silage Barn
- Cubicle Shed (120 cubicles)
- 4-bay Workshop
- Planning Q Potential

FARM LAND

The land extends to about **104 acres** of gently rolling pasture. The River Stour runs through the west boundary. All the land is Grade 3 pasture and is subdivided by mature hedgerows and ditches into 14 fields with mains water.

- High conservation and wildlife interest
- Attractive specimen trees and hedges
- CL Campsite



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules Local Authorities Dorset Council Tel: 01305 221000

Energy Performance Certificate Farmhouse; D Annexe; D
Council Tax Band F (£2534.51 per annum)

Services Mains water and electricity. Private drainage to septic tank. Oil fired central heating.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold with vacant possession on completion.

Plans, Areas & Schedules These are based in the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agent, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to all development plans, tree preservation orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way A lightly used footpath passes along the most northerly boundary as indicated on the sale plan by FP

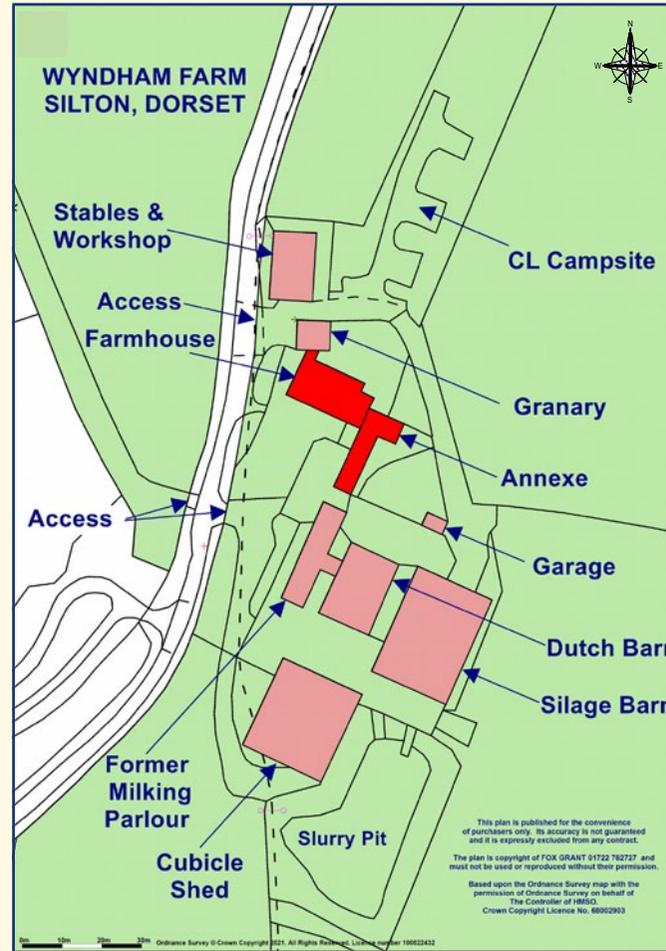
Single Farm Payments The property is registered for Basic Farm Scheme (BSP) Single Farm Payments which will be transferred on completion.

Solar Panels 39 units producing about £4000pa

CL Campsite 5 Pitches producing about £5000pa

Holdover Farm Buildings Tenancy until 28/09/2022

Particulars Prepared by Rose Grant September 2021



**WYNDHAM FARM
SP8 5AE**

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **William Fox Grant** or **Rose Grant** or email rose@foxgrant.com



Rose Grant



William Fox Grant

DIRECTIONS

Postcode: **SP8 5AE**

Heading west on the A303 take the exit signposted Zeals & Stourhead. Turn right onto the B3092 pass under the A303 and then turn left to Zeals. Follow the road for approximately 1.5 miles and then turn left signposted Gillingham B3092. Follow this road for approximately 1 mile and then turn right onto Waterloo Lane (indicated by the Fox Grant boards) after 250m Wyndham Farm will be found on your left.