

BOYS HILL

gth

SHERBORNE





Fosters Farm, Boys Hill Sherborne, Dorset, DT9 5PJ

 3
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  3
  242 sq m

An intriguing four bedroom detached house, with 9 acres of gardens, paddock and lake, together with stables, positioned in the heart of the Blackmore Vale.

Freehold Guide Price £1,225,000

DESCRIPTION

Tucked away in the tranquil Dorset countryside, Fosters Farm is a beautifully reimagined family home set within approximately 9 acres of picturesque grounds. Built of natural stone and a thatched roof, the property was reconstructed in 1982 and is free from any Grade I or II listing restrictions. This substantial home offers versatile living spaces, breathtaking views, and the ultimate in rural charm — including a private lake, stables, and abundant outdoor space.

From the moment you arrive via the sweeping gravel driveway and five-bar gate, Fosters Farm exudes warmth and character. Inside, the home unfolds with generous proportions and flexible rooms that adapt effortlessly to family life or entertaining.

Enter through the side door into a practical utility room, complete with plumbing for laundry and garden access. This leads to a boot room with excellent storage and the home's oil-fired boiler. A handy cloakroom also offers a WC, shower, and wash basin — ideal for country living.

The heart of the home is the spacious country-style kitchen, which enjoys natural light from both front and rear windows. With ample room for a family dining table, plus direct access to the garden, it's a warm and welcoming space to gather.

From the kitchen, a hallway leads to a flexible dining room — perfect as a formal dining space, home office, or potential fifth bedroom. The sitting room is a showstopper: light-filled with dual-



aspect windows and anchored by a stunning stone fireplace with wood-burning stove. A perfect retreat on chilly evenings.

An original entrance hall sits just beyond, showcasing exposed timber beams and a vaulted ceiling — an architectural nod to the property’s character. With access to both front and rear gardens, and space for a reading nook or informal dining, it’s a truly unique feature. Upstairs, a large landing welcomes you with countryside views and extensive built-in storage, including an airing cupboard. The principal bedroom boasts a garden outlook, built-in wardrobes, a walk-in closet, and a private en-suite bathroom.

Three further bedrooms each enjoy scenic vistas, natural light, and radiators for comfort. A charming family bathroom with freestanding tub completes the upper floor.

OUTSIDE

The property is set in a most peaceful location, having a beautifully maintained enclosed garden, kitchen garden with raised beds, and lush paddocks ideal for grazing or hobby farming, and potentially for equestrian use. At the heart of the grounds lies the private lake, fringed by mature trees and shrubs, with a timber summer house that invites peaceful mornings or lazy afternoons by the water.

A versatile outbuilding features three stables and solar panels — offering exciting potential for conversion (subject to planning permission). Formerly home to chickens and horses, the space can easily adapt to your needs. The front garden offers further appeal, with manicured lawns, vibrant flower beds, and established trees — a fitting welcome to this exceptional rural retreat.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Septic tank drainage. Outbuilding solar panels payback in excess of £2000 per annum.

Council Tax: Dorset Council—Band G

SITUATION

Fosters Farm is situated in the rural Hamlet of Boys Hill with Round Chimneys Farm cafe and shop positioned around the corner. The property lies between the historic Abbey town of Sherborne and the county town of Dorchester. Both Towns lie within comfortable motoring distance and provide between them an excellent range of cultural, recreational and shopping facilities. Sporting, walking and riding opportunities are abound within the area with many walks and rides to be had. The region is well known for both its public and privately funded schooling. Mainline train stations can be found at Sherborne linking directly to London Waterloo, second station at Yetminster is on the Weymouth to Bristol line whilst road links along



the A303 can be joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

DIRECTIONS

What3Words: ///clocking. potions.fragment

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 15 Mbps, highest available upload speed 1 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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Boys Hill, Sherborne, Dorset, DT9

Approximate Area = 2,610 sq ft / 242.49 sq m
Garage/Outbuildings = 1,112 sq ft / 103.33 sq m
Total = 3,722 sq ft / 345.82 sq m
For identification only - Not to scale



© 2024 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

