

TOTNELL

gth

LEIGH





The Old Farmhouse

Totnell, Leigh

Sherborne, Dorset, DT9 6HT

4 5 3 323 sq m

A charming five bedroom detached period farmhouse with outbuildings and grounds amounting to approximately 1.84 acres, set in a private edge of village location. No onward chain.

Freehold Guide Price £650,000

DESCRIPTION

Positioned close to Sherborne and the surrounds of the Blackmore Vale, this charming detached residence combines characterful stone elevations with a traditional slate roof, all set within approximately 1.8 acres. The property offers generous living accommodation, expansive gardens, a range of useful outbuildings, and ample parking—creating a wonderfully versatile country home.

The Old Farmhouse

This beautifully presented detached home offers spacious, light-filled accommodation across two floors. Constructed with attractive stone elevations beneath a slate roof, the property is perfectly positioned within a peaceful rural setting, surrounded by rolling countryside.

The house is complemented by level, landscaped gardens to the front and rear, alongside a well-enclosed paddock of approximately 1.3 acres—ideal for equestrian use or smallholding potential. A collection of outbuildings, including a barn, workshop, and external WC, further enhances the property's appeal and flexibility.

Accommodation

A characterful wooden and glazed front door opens to a welcoming entrance porch, followed by a wide hallway with natural light and a radiator.

The heart of the home is the impressive open-plan kitchen and

dining area, where French doors and large windows frame views of the garden and flood the space with light. The kitchen is stylishly fitted with Shaker-style cabinetry, a two-bowl ceramic sink, Calor gas hob with extractor, and an electric oven. A separate utility room accommodates laundry appliances, houses the oil-fired boiler, and provides additional storage space including room for a fridge freezer.

The sitting room is rich in character, featuring a substantial stone fireplace with wood-burning stove, three windows, and ample space for seating and dining. Double doors lead to a potential fifth bedroom with a contemporary wet room comprising a shower, WC, and hand basin.

On the first floor, a skylight and large garden-facing window illuminate the landing. The principal bedroom is generously sized and features a walk-through dressing room with fitted wardrobes and a private en-suite bathroom.

Three further well-proportioned bedrooms, all with radiators and windows, are located on this floor along with a family bathroom complete with a spa bath.

OUTSIDE

The gardens are a particular highlight, offering enclosed and level lawned areas to both the front and rear. A paved terrace adjoining the house provides the ideal space for alfresco dining and entertaining. Steps lead down to a beautifully maintained lawn, framed by mature hedges and planting.

A selection of outbuildings, including a workshop, barn, and external WC, provide excellent storage and utility space. A gravelled driveway offers ample parking for multiple vehicles.

Beyond the garden, the enclosed paddock—laid to pasture and bordered by post-and-rail fencing—offers superb potential for horses, livestock, or hobby farming.

SERVICES & OUTGOINGS

We understand that mains electric, and water are connected to the property. Oil fired central heating. There is a new sewage treatment plant with drainage and a surface water soakaway which were added in 2024, with planning approval and building control certificate.

Council Tax: Dorset Council—Band F

SITUATION

Leigh is a thriving and welcoming village, offering a strong community spirit and amenities including a village hall, church, local shop/part-time post office, and popular “pop-up pub” events.

Situated around 7 miles south of the historic market town of Sherborne, residents benefit from access to a wide range of



independent shops, supermarkets, cafes, and restaurants. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne provides excellent schooling options, both state and private, including The Gryphon School and Sherborne School.

Transport connections are strong, with mainline rail services to London from Sherborne and Castle Cary. The property is also within reach of Bournemouth, Bristol, and Exeter airports.

DIRECTIONS

What3words:///hours.keepers.roadways

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 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.

Please note: Some photography was taken in November 2022.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

3 Cheap Street, Sherborne, Dorset, DT9 3PT

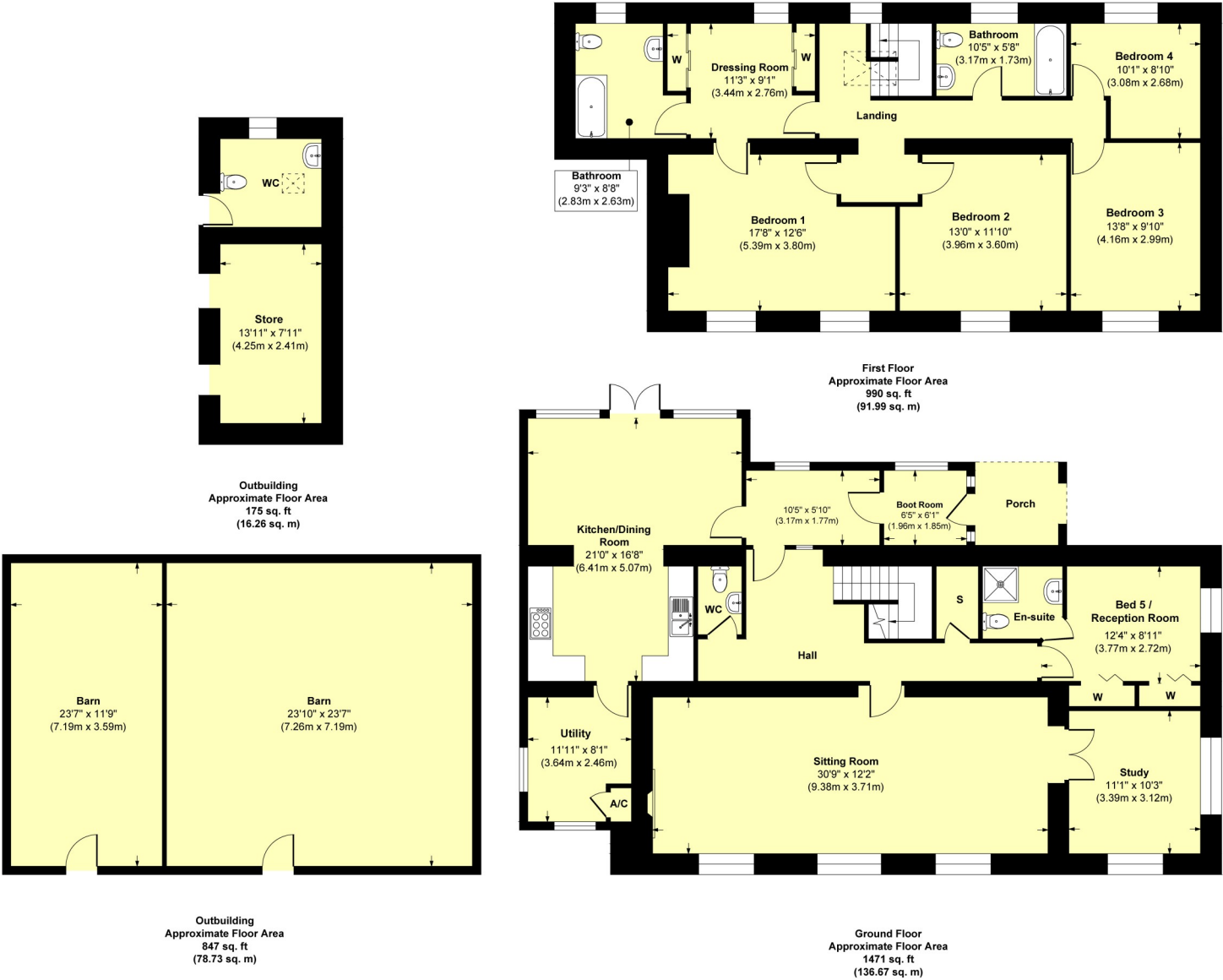
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GREENSLADE TAYLOR HUNT

www.gth.net

Totnell, Leigh, Sherborne, Dorset, DT9



Approx. Gross Internal Floor Area 3484 sq. ft / 323.65 sq. m

© 2021 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.
Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 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.

