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HIGHER WOOLCOMBE FARM

Melbury Bubb - Dorchester - Dorset



HIGHER WOOLCOMBE FARM

Melbury Bubb - Dorchester - Dorset - DT2 0NJ

Yeovil 9.40 miles; Sherborne 10.10 miles; & Dorchester 12.50 miles



A versatile residential smallholding set in the West Dorset National Landscape, offering exceptional rural views. Comprising a five-bedroom period farmhouse, adaptable range of traditional and modern farm buildings with alternative use potential, set in a plot extending to approximately 2.94 acres (1.90ha), together with 13.97 acres (5.65ha) of adjoining pasture land in addition.

Freehold Guide Price £970,000

4 5 3 209.20 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, Westgate House, 45 High West Street, Dorchester, Dorset, DT1 1UT Tel: 01305 268786 Email: mollie.gillard@gth.net

LOCATION

Melbury Bubb is a charming and unspoilt Dorset village, set amidst some of the county's most attractive rolling countryside. The village lies within a tranquil rural setting, characterised by productive farmland, classic chalk downland scenery, offering a quintessential West Dorset landscape. The region combines a strong agricultural heritage with an enviable rural lifestyle, making Melbury Bubb a highly desirable location for both farming and rural living.

Despite its peaceful and private position, Melbury Bubb is highly accessible to nearby villages and market towns. The popular village of Evershot lies close by, providing a strong local community with amenities including a shop, Acorn public house, Summer Lodge Hotel and a primary school. Further facilities are available at Dorchester, the county town, and the Abbey town of Sherborne which offers a comprehensive range of services, educational facilities, retail and leisure amenities.

The area is particularly well regarded for farming and equestrian use, with good access to surrounding agricultural land, bridleways and rural lanes. Transport connections are convenient, with road links to the A37 and A35 providing onward access across Dorset, Somerset and the Southwest. Mainline rail services are available from Dorchester and Yeovil, with services to London Waterloo.

LOT 1: HIGHER WOOLCOMBE FARM

GUIDE PRICE £970,000

Higher Woolcombe presents a substantial and characterful five bedroom period farmhouse, with origins believed to date back approximately 300 years.

The farmhouse retains a wealth of period features, including open fireplaces, exposed timber beams and slate flooring, which contribute to the property's sense of heritage and character. These features sit comfortably alongside later additions, allowing the house to function well as a family home while maintaining its traditional farmhouse identity. The farmhouse lies along the











western boundary of the holding, externally, the principal elevation presents an attractive frontage, with brick and rendered elevations to the rear beneath a tiled roof.

Upon arrival, an attractive front garden leads into a welcoming porch, opening through to a central hallway which provides access to the ground floor accommodation.

To the left, a charming and cosy family room features exposed timber beams and an impressive stone fireplace, creating a warm and inviting atmosphere. Adjoining this is a study, offering views across the rear garden. The formal sitting room also benefits from exposed beams and a feature stone fireplace with hearth, with a door leading through to a bright and airy conservatory. Leading off the main hallway to the right, a further passage provides access to the utility room, which is fitted with plumbing for a washing machine and benefits from a door opening onto the rear patio. The ground floor bathroom is well-equipped, comprising a panelled bath, separate shower cubicle, WC, and hand basin. Beyond, the breakfast room is accessed via double doors and offers a welcoming space with exposed beams. This in turn leads into the spacious and light-filled farmhouse kitchen, which enjoys dual-aspect views across the surrounding countryside. The kitchen is fitted with tiled flooring, a range of floor and wall-mounted units, exposed beams, a four-ring hob, and a traditional Butler sink. Beyond to the right is the most useful downstairs showroom leading from the farmstead.

The staircase rises to the expansive and light-filled first-floor landing, complete with radiator and airing cupboard, and provides access to the principal accommodation. The master bedroom suite is thoughtfully positioned to the left, offering generous accommodation and sense of privacy. The room is complemented by a well-appointed ensuite shower room, featuring a corner shower with Mira fitting, WC, hand basin, and radiator. The remaining bedrooms situated pasted the stairs are all of fair size complete with radiators and delightful, elevated rural views across the surrounding countryside. Concluding the first-floor accommodation and serving the remaining bedrooms, is the family bathroom is appointed with a panelled bath, corner shower, WC, and hand basin.

OUTSIDE

Higher Woolcombe Farmhouse occupies an enviable rural position, benefitting from open views over its own land and the wider countryside, while enjoying a high degree of privacy. The lake to the east provides a particularly appealing setting and supports a variety of local wildlife, further enhancing the sense of seclusion and connection to the landscape. The lake is fed by the adjoining stream. Set within its own beautiful grounds extending to approximately 2.94 acres with a flat lawn garden to the front and rear of the farmhouse. The rear garden also hosts a redbrick small outbuilding, and beyond the rear garden is sheltered by the pocket of orchard comprising a combination of apple and cherry trees. The farm is enclosed by a combination of mature hedgerow boundaries, together with post and wire fencing.

The property is approaches from the land directly into the farmstead through the double gates into the yard, offering ample parking and turning space for agricultural vehicles.

FARM BUILDINGS

Positioned south to the farmhouse, are the modern and traditional farm buildings; offering a scope of alternative uses to include equestrian, agricultural or commercial subject to the necessary consents. The uses currently stand as agricultural but offer a versatile package subject to obtaining the necessary consents. The traditional buildings adjoin the property to the southeast, currently comprising red brick stables and a workshop/ storage unit. Directly opposite across the concrete yard, is the traditional, part rendered brick and stone traditional barn, with an enclosed yard frontage. To the rear of the stables to the east are the steel portal framed former cladded cubicle shed under a profile tin roof, and the steel portal framed silage barns with the additional lean to.

Lot 2: LAND AT HIGHER WOOLCOMBE

Guide Price £140,000

To the north of the farmhouse as edged blue on the attached Site Plan, is the opportunity to acquire land extending in total to 13.97 acres (5.65ha). The land is divided into two principal enclosures, split by the stream, comprising level lying to gently sloping permanent pasture extending to 12.97 acres (5.21ha) with the stream and pocket of woodland extending to 0.99 acres (0.40ha), classified as a combination of Grade III and Grade V on the Provisional Agricultural Land Classification Maps. The land is currently enclosed by stockproof post and wire fencing, with mature hedgerows with hedgerow trees enhancing sections of the boundary.

Lot 2 benefits from independent, gated access from the lane to the western boundary leading to the single track. The track leads to the

gated access of both parcels being the cattle handling area for the parcel to the north, and crosses over the stream to the parcel to the east.

DESIGNATIONS

Higher Woolcombe Farm is located within the West Dorset National Landscape (formerly Area of Outstanding Natural Beauty).

SERVICES & OUTGOINGS

Higher Woolcombe Farmhouse is connected to mains electricity and mains water subject to a charged on rateable value by Wessex Water, with oil-fired central heating and private drainage via a septic tank.

The agricultural buildings benefit from single-phase mains electricity and a mains water supply.

The land is served by a combination of mains water and spring-fed water troughs.

OUTGOINGS

Higher Woolcombe Farm is Council Tax Band E.

AGRI-ENVIORNMENTAL SCHEMES

The land is not currently entered into any agri-environmental schemes.

BASIC PAYMENT SCHEMES

The Basic Payment Scheme is now delinked from the land, and the holding is sold without any BPS entitlement or any delinked payments.

LOCAL AUTHORITY

Dorset Council: 01305 268786

AGENTS NOTE

In the event that the holding is agreed for sale in lots, the sale of Lot 2 shall not be completed until Lot 1 has been sold subject to contract. There are further adjoining land and buildings available by separate negotiation, subject to the agreement and completion of a Farm Business Tenancy.

As seen on the attached Site Plan, the purchaser of Lot 1 will be responsible for erecting a boundary fence at points A-B-C.

ADDITIONAL INFORMATION

Broadband: FTTC—Superfast broadband is available—highest available download speed 76 Mbps, highest available upload speed 15 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, Vodaphone and Three. 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 flooding and a very low risk from Surface Water flooding. (GOV.UK)

LOTTING

The holding will be offered as a whole, or in up to two lots as detailed within these sale particulars. The right is reserved however, to alter or amend the proposed lotting and prospective purchasers shall make no objection to any such changes.

TENURE & POSSESSION

The property is of freehold tenure with vacant possession available upon completion of the purchase.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are in hand and will be included in the sale of the freehold.

METHOD OF SALE

The property is offered for sale as a whole, or two lots by Private Treaty.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES, ETC.

There is a single footpath traversing the land. Other than this the property is offered for sale subject to and with the benefit of all matters contained in or referred to in the property charges register of the registered title together with all public and private rights of way, wayleaves, easements and other rights of way whether these are specifically referred to or not.



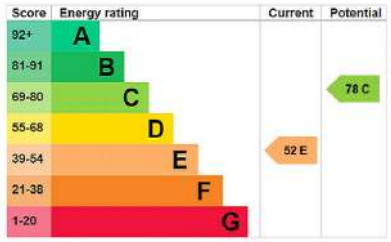




Higher Woolcombe Farm, Melbury Bubb, Dorchester, DT2 0NJ

Approximate Area = 2252 sq ft / 209.2 sq m
Outbuilding = 8569 sq ft / 796 sq m
Total = 10821 sq ft / 1005.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1468401

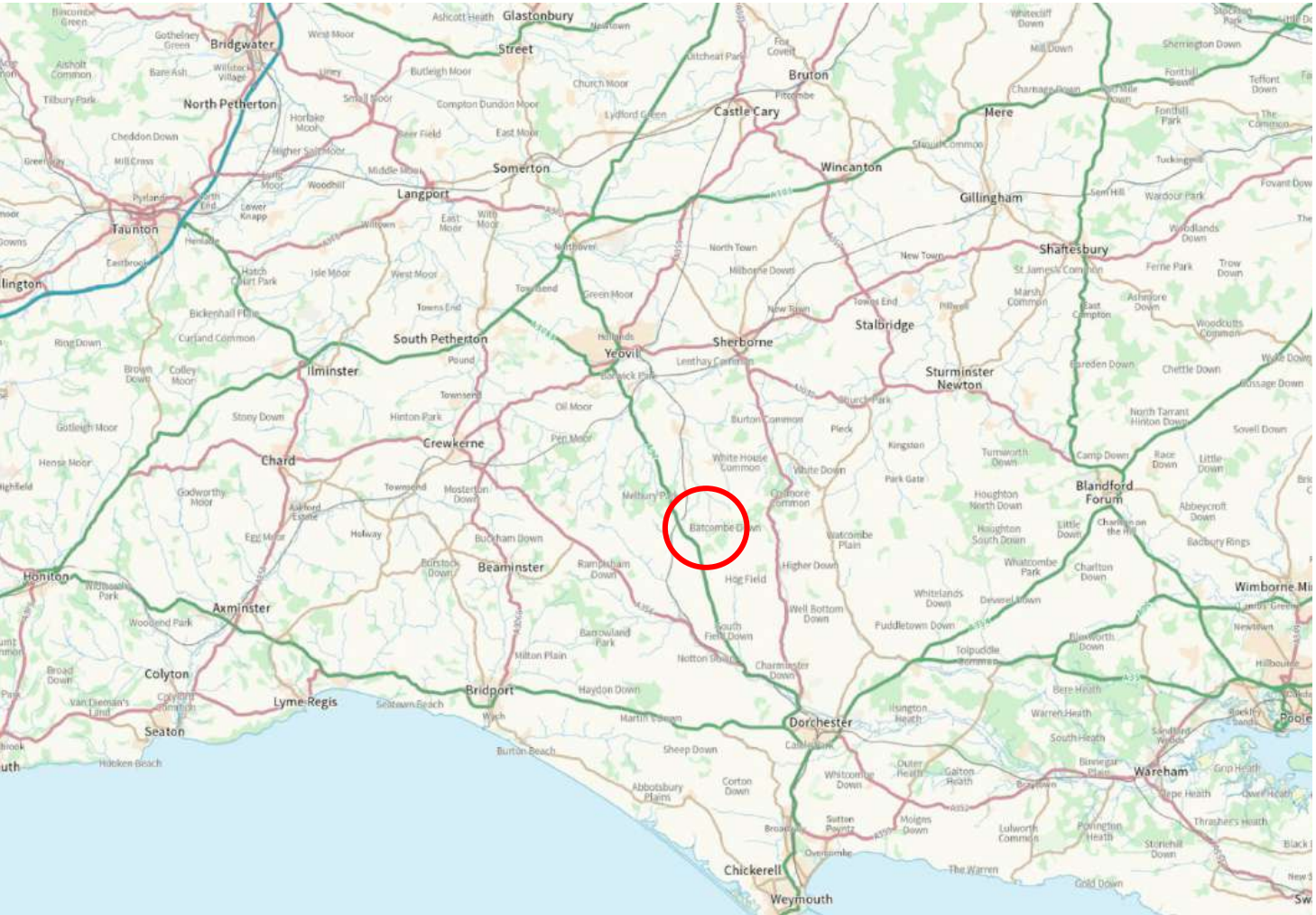
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IMPORTANT NOTICE

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.






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Wincanton
Langport
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Sherborne
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Crewkerne
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Beaminster
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Plan for Identification Purposes Only. Not to Scale.

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