

BEER HACKETT

gth

SHERBORNE





Claypits Farm

Beer Hackett, Sherborne

DT9 6QT



4



5



2



256 sq m

A private and peacefully positioned 5 bedroom farmhouse, set in approximately 15 acres with a range of outbuildings and stables.

Freehold Guide Price £1,500,000

DESCRIPTION

The well-presented Claypits Farm is an exceptional period home built in the 18th century and extended in more recent years, offering generous accommodation, beautifully balanced living spaces, and a versatile layout ideal for modern family life. Set in a peaceful no through road, rural position on the edge of Beer Hackett, this elegant farmhouse blends traditional charm with well-planned practicality.

The ground floor provides a superb flow, beginning with a welcoming entrance hall that opens into the heart of the home. A spacious family room enjoys excellent natural light and is perfect for everyday living, while the nearby sitting room offers a more intimate space complete with a feature fireplace and woodburner—ideal for cosy evenings.

The kitchen/dining room is a standout feature, a beautifully proportioned room with AGA, stone tiled flooring, feature stone walling and a canvas for a buyer to further design the kitchen. Completing the ground floor is a study, utility/kitchen, boot room, and cloakroom, ensuring the home functions seamlessly for a busy household.

Upstairs, the first floor offers five comfortable bedrooms, or alternatively three bedrooms, with two interconnecting dressing rooms, arranged around a central landing. The principal bedroom includes an en-suite shower room, while the additional bedrooms are supported by a family bathroom. Several rooms benefit from views over the surrounding countryside, adding to the sense of rural tranquillity.

The overall accommodation extends to approximately 2,759 sq ft (256.3 sq m), offering a substantial yet manageable home in a delightful village-edge setting.

OUTSIDE

Timber Store/Workshop (13.53m x 4.79m): A Monopitch building of block construction with concrete floor, timber shiplap cladding to eaves beneath a CA roof, double doors to side and front

2x Monopitch Stable Blocks (17.87m x 5.30m); Two buildings located opposite each other formerly one single building. Each building has 5 individual stables of block construction with concrete floor beneath a CA roof.

Agricultural Building 1 (29.98m x 9.71m): Steel portal framed with concrete and hardcore flooring, block walling and steel profile sheeted cladding to eaves beneath a fibre cement sheeted roof.

Agricultural Building 2 (29.98m x 9.71m): Steel portal framed with concrete and hardcore flooring, block walling and steel profile sheeted cladding to eaves beneath a fibre cement sheeted roof. Adjoining the agricultural buildings is a large, hardcore yard area.

LAND

The land comprises productive permanent pasture land which surrounds the property in a ring fence. The land is bound by mature hedgerows, woodland and post and rail fencing in part.

ACCESS

The property benefits from three separate access gateways leading directly from the public highway.

SPORTING & MINERAL RIGHTS

We have assumed the sporting and mineral rights are included within the sale.

OVERAGE CLAUSE

There will be no overage clause included within the sale.

TOWN AND COUNTRY PLANNING

We are not aware of any planning permissions affecting the property. Some of the agricultural buildings offer potential for conversion subject to the necessary consents.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES ETC

There is a footpath traversing the south western boundary of the property. 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.

MEASUREMENTS & OTHER INFORMATION

All measurements are approximate. Any field numbers and areas shown on the attached plan are based on the Ordnance Survey and are for identification purposes only. They do not necessarily correspond either with the National Grid plan numbers or with those produced on the Rural Land Register.

Whilst we endeavour to make our sales particulars as accurate and reliable



as possible, if there are any point which is of particular importance to you please contact the office, especially if you are contemplating travelling some distance to view the property. We have not tested any of the equipment, appliances, central heating or services.

AGRI ENVIRONMENT SCHEMES

We understand the land has not been entered into any Agri environment schemes. As a result, prospective purchasers are free to enter the land into a scheme as and when they are available.

TENURE

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

DESIGNATIONS

We are not aware of any designations affecting the property.

HEALTH AND SAFETY POLICY

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. Oil fired central heating. Septic tank drainage.

Council Tax: Dorset Council—Band F

DIRECTIONS

What3Words:///nuzzled.polo.pythons

ADDITIONAL INFORMATION

Broadband: FTTP—Standard broadband is available—highest available download speed 24 Mbps, highest available upload speed 3 Mbps. (Openreach)

Mobile Coverage: Available via EE, O2, 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 HIGH RISK from River/Sea and Surface Water flooding.

Agent’s note: the vendor has advised us that the property has never flooded. The vendor has installed ditches to assist with drainage and a storm drain.



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

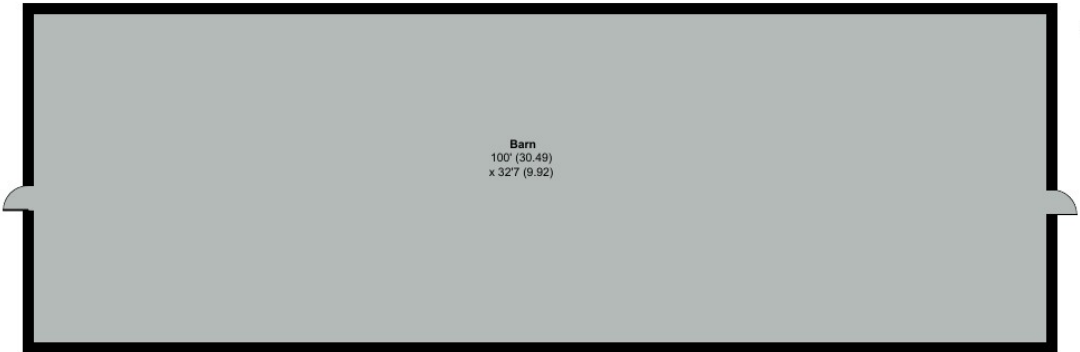
3 Cheap Street, Sherborne, Dorset, DT9 3PT
Email: residential.sherborne@gth.net
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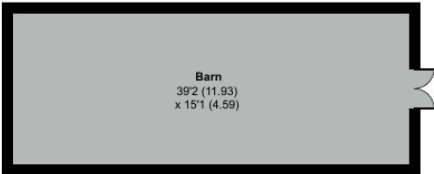
Claypits Farm, Beer Hackett, Sherborne, DT9 6QT

Approximate Area = 2759 sq ft / 256.3 sq m
Limited Use Area= 50 sq ft / 4.6 sq m
Garage = 253 sq ft / 23.5 sq m
Outbuilding = 8711 sq ft / 809.3 sq m
Total = 11773 sq ft / 1093.7 sq m

For identification only - Not to scale



OUTBUILDING 2

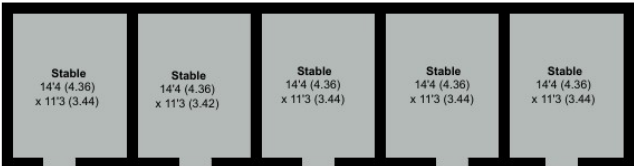


OUTBUILDING 3

Denotes restricted head height



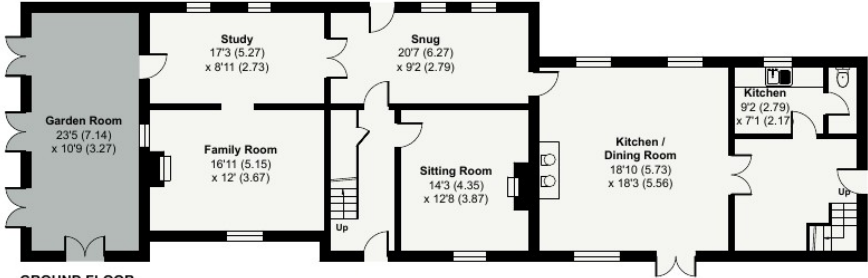
OUTBUILDING 1



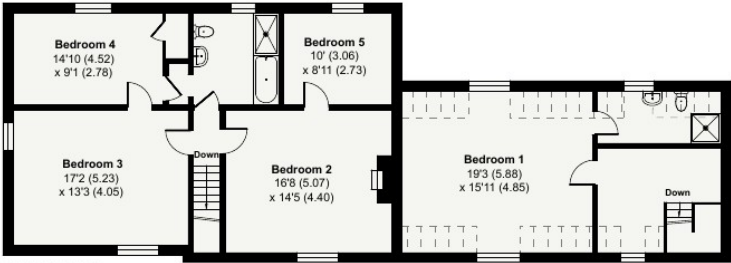
OUTBUILDING 4 / 5 / 6 / 7 / 8



OUTBUILDING 9 / 10 / 11 / 12 / 13



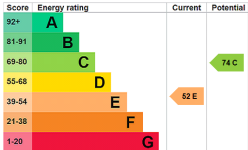
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Greenslade Taylor Hunt. REF: 1430481



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.

