

MOORSIDE

gth

STURMINSTER NEWTON





Lilleys Farm

Moorside, Sturminster Newton, Dorset

DT10 1HQ

4 3 2 198 sq m

A charming period farmhouse with a range of outbuildings, set within approximately 1.75 acres of private grounds and enjoying far-reaching views towards Duncton Woods. A rare renovation opportunity with superb potential to update, extend, and create a wonderful rural home.

Freehold Guide Price £745,000

DESCRIPTION

Lilleys Farm has been cherished by the same family for generations—testament to its idyllic setting and timeless appeal. Now offered to the open market, this delightful stone-built farmhouse presents a superb opportunity for sympathetic renovation and extension (subject to the necessary consents). Importantly, the property is not listed, allowing greater flexibility for future improvements.

The main house features natural stone elevations under a tiled roof and offers well-proportioned, characterful accommodation. The ground floor includes a dual-aspect sitting room with a handsome Minster stone open fireplace, a family room or fourth bedroom, a breakfast room, utility room, and a cloakroom/WC. Upstairs, there are three generous double bedrooms, a family bathroom, and stairs leading to a useful attic room on the second floor.

A lapsed planning consent once granted for extension highlights the scope to further enhance the property.

OUTSIDE

The property is approached via a private entrance with a sweeping driveway, offering a welcoming and secluded arrival. Former kennels provide excellent storage and



presents potential for conversion into garaging or ancillary accommodation (STPP). Additional outbuildings, though in varying states of repair, offer further possibilities for renovation or redevelopment.

The gardens are beautifully private, with an array of mature ornamental and specimen trees, and well-established hedging that encourages wildlife and enhances the peaceful atmosphere. There is also a natural, covered spring well in the garden providing a natural water source. A former paddock area, now open to the garden, adds flexibility—ideal for those seeking space for animals, leisure, or rewilding. This area could easily be re-fenced, subject to need.

There are no public rights of way across the property, ensuring complete privacy.

SERVICES & OUTGOINGS

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

Council Tax: Dorset Council—Band F

SITUATION

Lilleys Farm is peacefully located in the rural hamlet of Moorside, just east of the vibrant village of Marnhull and southwest of the historic market town of Shaftesbury. Nestled in the heart of the beautiful Blackmore Vale, the setting is both tranquil and picturesque, with panoramic countryside views and access to wonderful walking routes.

Marnhull—one of England's largest villages—offers a strong sense of community and is famously featured in Thomas Hardy's *Tess of the D'Urbervilles*. The village provides an excellent range of amenities, including two pubs, two primary schools, three churches, a GP surgery, pharmacy, grocery stores (one with a post office), a hairdresser, and a beauty salon. A wealth of clubs and societies further enrich village life.

Sturminster Newton (3.5 miles), Shaftesbury and Gillingham (both 6 miles), and Sherborne (11 miles) offer broader shopping, dining, and cultural facilities.

Transport links are excellent: the A303 to the north provides access to the M3 and London, while mainline railway stations in Gillingham and Sherborne offer direct services to London



Waterloo in around two hours.

The area is well-served by both state and independent schools, including Marnhull's two primaries and secondary options in nearby towns. Renowned independent schools such as Port Regis, Hazlegrove, Bryanston, and the Sherborne schools are all within reach.

DIRECTIONS

What3Words:///baguette.fold.hiker

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps, highest available upload speed 1000 Mbps. (Openreach, Wessex Internet).

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 VERY LOW RISK from River/Sea and Surface Water flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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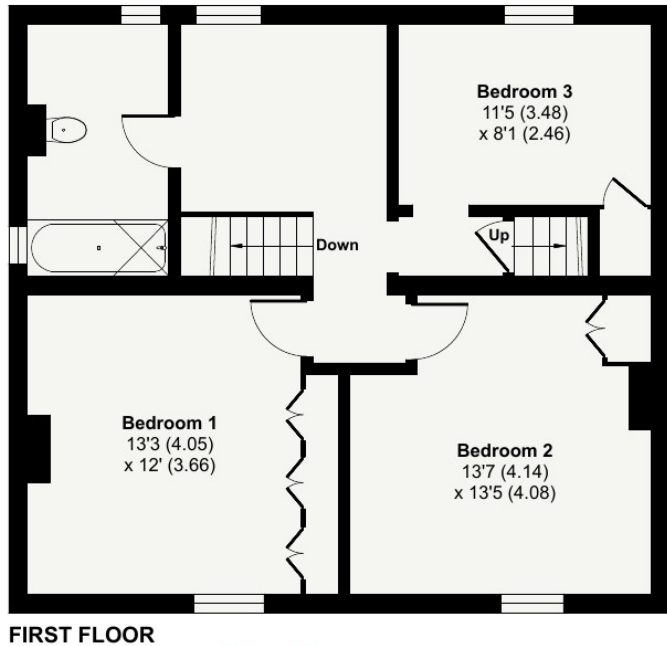
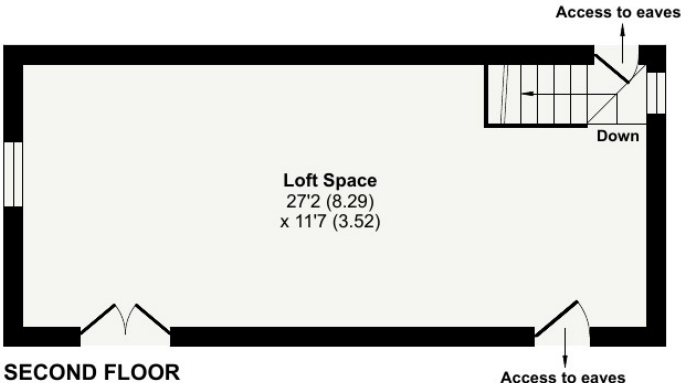
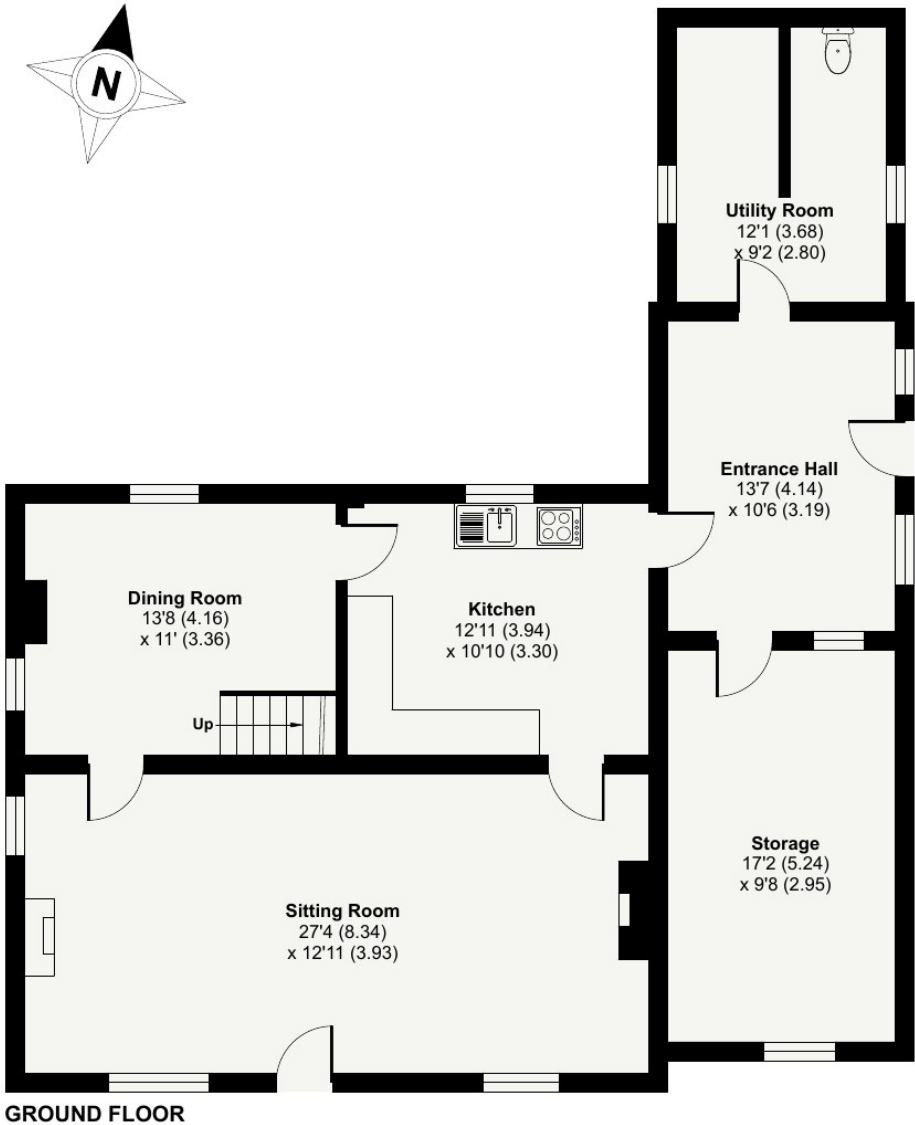
GREENSLADE TAYLOR HUNT

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Lilleys Farm, Moorside, Sturminster Newton, DT10 1HQ

Approximate Area = 2136 sq ft / 198.4 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 2025. Produced for Greenslade Taylor Hunt. REF: 1344467



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	33 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.

