



HILLSIDE, WOOLLAND, DORSET

An Equestrian Smallholding with Four Bedroom Home in Peaceful Rural Location with Far Reaching Views
Stables, Agricultural Barn, in total 3.7 acres

SITUATION

Hazelbury Bryan 4 miles, Sturminster Newton 5 miles, Blandford 10 miles, Shaftesbury 13 miles, Sherborne 13 miles

International airports: Bournemouth 26 miles, Bristol 53 miles, Southampton 51 miles

Mainline Train Services: Sherborne to London Waterloo (2hrs)

Hillside is situated in the highly sought after Blackmore Vale, an accessible rural location within the hamlet of Woolland, enjoying far reaching views of Dorset's AONB in the heart of the North Dorset countryside with its gentle rolling downland, woodlands and nature reserves. The larger village of Hazelbury Bryan has a shop and pub with more comprehensive facilities available in Sturminster Newton and Blandford. Mainline rail services are available from Sherborne into London Waterloo.

Education There is an excellent range of schools in the local area including Shaftesbury and Gillingham Schools, plus a host of private schools including: Milton Abbey School, Handford, Bryanston, Claysmore, Sherborne and Port Regis all within 12 miles. Hazelbury Bryan and Okeford Fitzpaine both offer primary education with a nursery in Winterbourne Strickland. Further details for independents can be obtained from isc.co.uk. More comprehensive state school information can be obtained via the local authority at dorset.gov.uk.

Local, Sporting & Recreational The walking, cycling and riding opportunities from the property are extensive and lead into The Wessex Ridgeway and Dorset Trailway from just up the lane. The nearest racecourse is Wincanton and within easy reaches of Dorset's Jurassic coast and the Isle of Purbeck (under 20 miles). See www.visit-dorset.com

HILLSIDE

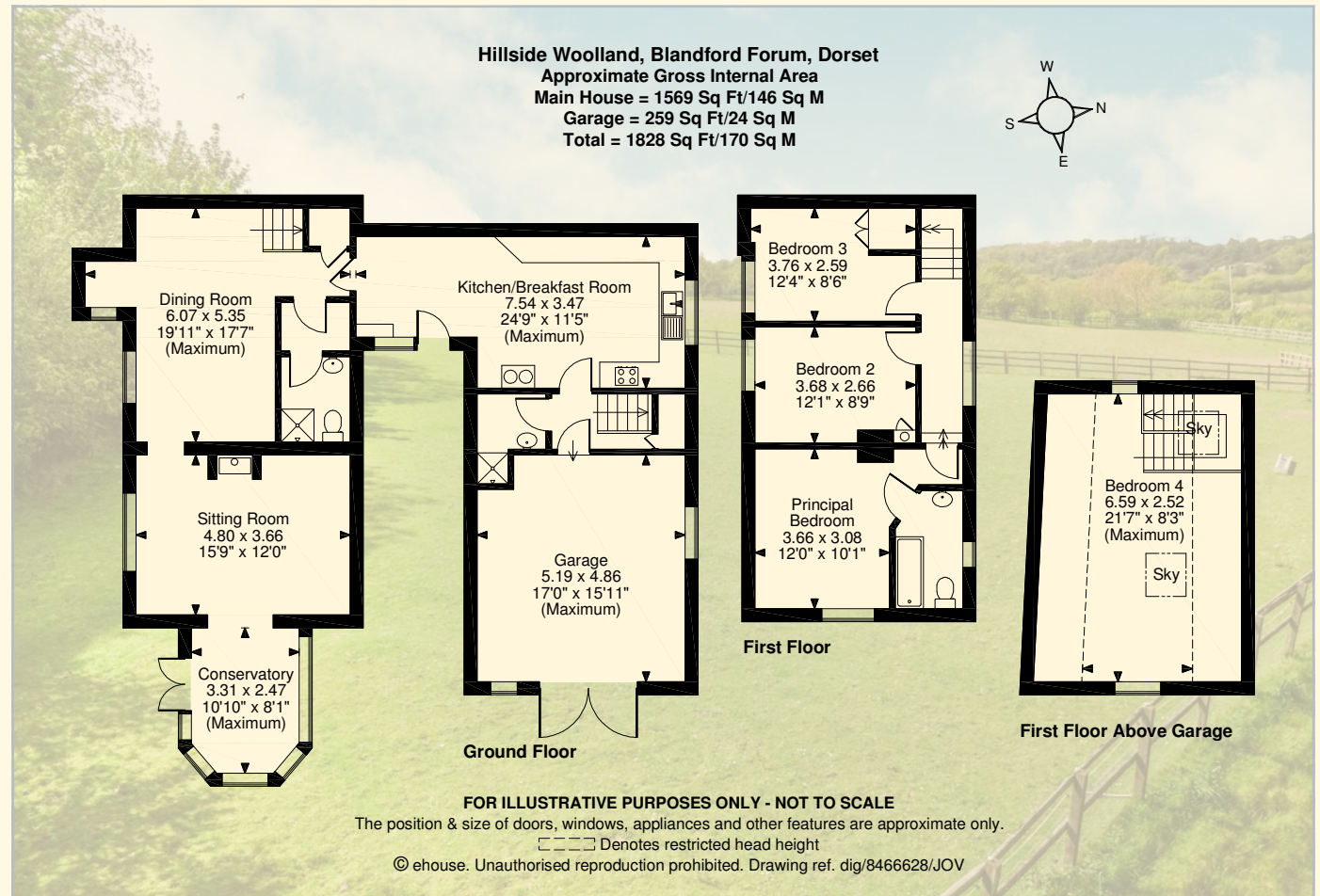
Hillside would benefit from some internal modernisation but offers a rare opportunity to acquire a property with equestrian facilities and outstanding outlying. The room above the garage provides the perfect office space, annexe or guest bedroom with separate staircase and shower room, offering a versatile family home which enjoys delightful views over the Blackmore Vale.

The accommodation comprise:

- Kitchen/breakfast room
- Dining room
- Living room
- Conservatory
- Cloakroom
- Hallway
- Three double bedrooms
- En-suite bathroom
- Shower room
- Office/fourth double bedroom
- Double garage

GARDEN

The property is approached by a gravel driveway with a parking area for several cars. The garden, mainly lawn, wraps to the front and side, surrounded by mature trees and hedgerows.

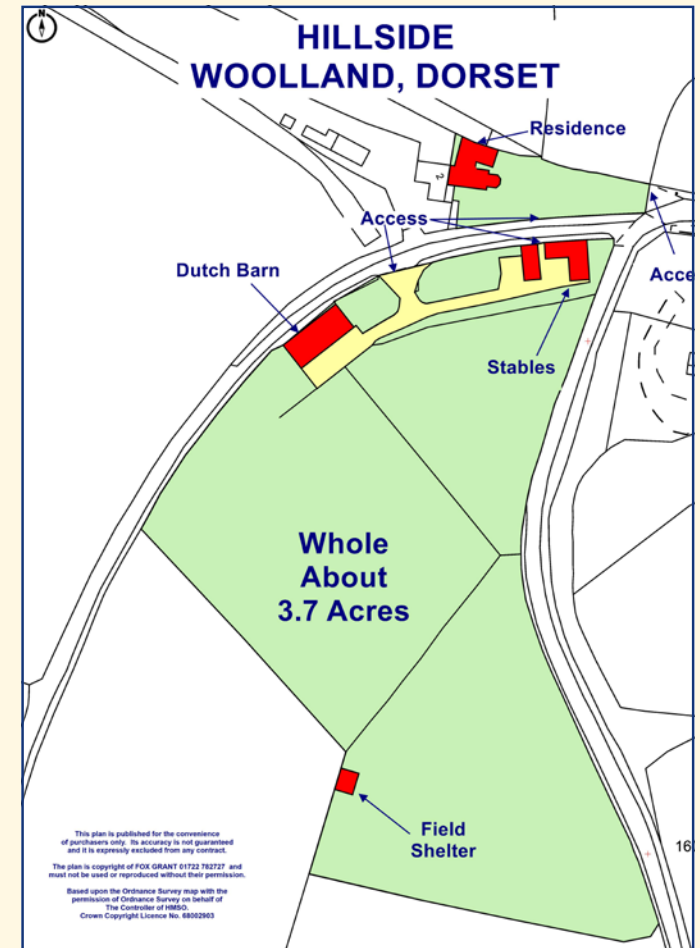


EQUESTRIAN FACILITIES

Hillside offers excellent equestrian facilities located across from the property. The property benefits from a super stable yard which is connected to mains water and electricity and comprises of five loose boxes, tack room and haystore within an enclosed concrete yard, a further concrete drive leads to a super three bay Dutch Barn with small yard outside which can be closed off. The paddocks are divided into three by post and rail fencing which are mains fed water being easily accessed by the stables.

In all the land amounts to about 3.7 acres

There is a further 4 acres of land, adjoining the property available to rent by separate negotiation.



Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authority Dorset County Council Tel: 01258 454111

Council Tax Band D

Energy Performance Certificate (EPC) F

Services Mains Water and Electric, Private Drainage. LPG Central Heating.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Particulars Prepared by Rose Grant in June 2021



VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Rose Grant or Charlotte Roberts- Barr for further details or email rose@foxgrant.com

foxgrant.com



**Charlotte
Roberts-Barr**



**Rose
Grnat**

Fox Grant

**HILLSIDE
DT11 0EP**

DIRECTIONS

Postcode: **DT11 0EP**

From the A357 head south onto Castle Lane sign posted Okeford Fitzpaine, continue on Belchalwell Street for about 5 miles turning right towards Bulbarrow. Turn right again signposted Woolland and the 16% incline sign. Continue about 1km the lane bends right and the entrance to Hillside is on the left on the corner, indicated by the Fox Grant board.

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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**