

# Manor Farmhouse

Gussage St. Michael, Wimborne, Dorset











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Gussage St. Michael, Wimborne, Dorset BH21

This beautifully presented late Georgian farmhouse, perfect for family living and entertaining, is situated within the Cranborne Chase Area of Outstanding Natural Beauty, with a wide range of good schooling in the area. Set across nearly 4 acres of grounds, the main house is complemented by charming secondary accommodation and an office.

Farnham 2.8 miles, Blandford Forum 8.1 miles, Wimborne Minster 8.9 miles, Shaftesbury 12 miles  
Bournemouth Airport 15.3 miles, Salisbury (Waterloo 1 hour 24 minutes fastest) 18.3 miles  
(Distances and time approximate)

Porch | Entrance hall | Reception hall | Drawing room | Sitting room | Dining room | Study  
Kitchen/Breakfast room | Conservatory | Laundry/boot room | 2 Cloakrooms | Cellar games room  
Double bedroom with en-suite shower room

Master bedroom with en-suite bathroom & dressing room | Double bedroom with en-suite shower room  
2 Further double bedrooms | Single bedroom | Family bathroom

2-bedroom cottage / Business Let | 2-room office

Triple garage | Parking | 3 Stores | Garden | Summer house | Tennis court with summer house  
Heated swimming pool with shower & changing room | Kitchen garden with greenhouse | Orchard

**In all about 3.89 acres (1.57 acres)**  
**A further 3.45 acres available by separate negotiation**

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## Situation & Amenities

Manor Farmhouse is situated off a no-through lane on the edge of the small village of Gussage St. Michael, which is surrounded by the unspoilt countryside of the Cranborne Chase Area of Outstanding Natural Beauty. It is a peaceful village, lying close to Farnham (2.8 miles) which has a church and the highly regarded Museum Inn.

The Georgian town of Blandford Forum (8.1 miles) offers a variety of independent shops, boutique cafés, restaurants and pubs all surrounding an attractive market place. Slightly further to the south, but still within easy reach are the larger towns of Poole and Bournemouth and the Cathedral City of Salisbury is about 18 miles to the north east, all of which offer a comprehensive selection of shopping and recreational facilities. The historic market town of Wimborne Minster is also nearby (8.9 miles), with its gracious Minster

Church and heritage and family attractions.

There is a wide choice of schooling locally both from the independent and state sectors. Local independent schools include Sandroyd, Canford, Godolphin School in Salisbury, Bryanston, the Sherborne schools, Leweston, Milton Abbey, St. Mary's in Shaftesbury, Hazlegrove at Sparkford and Port Regis at Motcombe.

Transport links are good too with a regular, fast rail service to Waterloo from Salisbury (18.3 miles) in an average time of one hour and 42 minutes. Bournemouth Airport (15.3 miles) and Southampton Airport (34.1 miles), are easily accessible offering flights to both UK and international airports.









## Manor Farmhouse

Dating from the late Georgian period with a Victorian addition, Manor Farmhouse has remained in the same family for the past 70 years and has been the much-loved family home of the current owner for the past 28 years.

The house is Grade II listed and is a charming example of a gentleman farmer's house of the period, built with two storeys of distinctive Flemish-bond brickwork and a Welsh slate roof. It has a classic Georgian south-facing front with tall sash windows to allow natural light to flood into the house and affording views across the surrounding countryside.

The house has been extensively refurbished in recent years and is beautifully presented. Internally the house has good-sized rooms with tall ceilings, typical of a house of this age. The house has retained many of its original architectural features such as fireplaces, sash windows with working shutters, decorative coving, dado and picture rails and all refurbishment has been undertaken sympathetically. The house provides a large welcoming reception hall at the heart and an open-plan kitchen/ breakfast area with adjoining conservatory ensuring lots of natural light.

There are four principal reception rooms including the entrance hall, drawing room, sitting room and dining room. All are charming rooms and with the smaller study (or playroom) provides excellent living accommodation.





The large kitchen/breakfast room, which combines with the conservatory to create a lovely family room, ensures the ground floor is well-suited to both family living and entertaining alike. The kitchen itself has a tiled floor and is fitted with a range of units including a central island, built-in electric appliances, 4-oven AGA and walk-in larder. There is also a large utility/boot room with separate WC and access to the rear yard. The cellars are accessed from the large entrance hall, where there is also a guest cloakroom.

Upstairs, there are three double bedrooms (one with en-suite shower room), a single bedroom / nursery and a family bathroom in the main part of the house. With space for a 4-poster bed, the master bedroom has an en-suite bathroom and dressing room. The sixth and final bedroom is located discretely down some stairs from the entrance hall. It has an en-suite shower room and its own access from the garden.







## Guest Cottage & Office Premises

With separate access and located just down the back drive from the house is “Lichen”. Converted by the owner from a Victorian stable block into a charming self-contained guest cottage, it comprises a sitting room, kitchen/dining room and two double en suite bedrooms. The cottage has been let very successfully through Airbnb. Accessed independently is a single storey, two-room business office with its own parking area. Neither property impact on the privacy of the main house.

## Outbuildings & Garden

Manor Farmhouse has front and back drives and extensive parking. Behind the house and opening onto the rear parking area is a triple, open-fronted garage block with loft space above. There is a separate range of domestic outbuildings providing stores for logs, tools, machinery and bicycles, kennels and changing room/shower facilities for the adjoining heated swimming pool. The swimming pool has a water slide and wide flagged terrace for sunbathing.

The beautiful formal gardens extend out from the front of the house and are a plantsman’s delight with separate areas of garden gathered around extensive lawns. The owners have created different areas within the gardens balancing formal gardens with lovely walks, the courtyard white garden with summerhouse and a rose garden with pergola

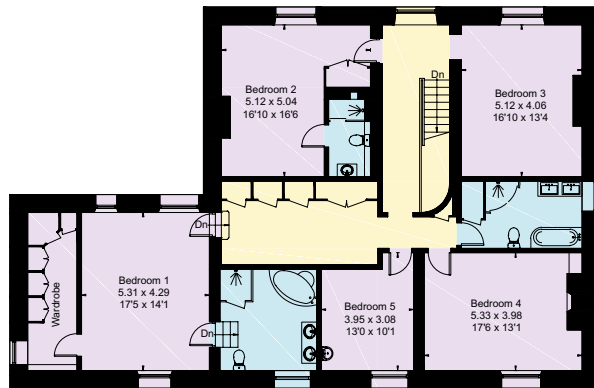
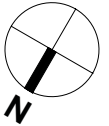




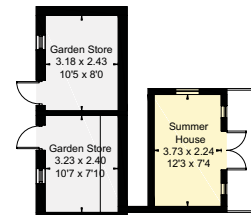
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside
- Recreation

**Approximate Gross Internal Floor Area**  
**487.9 sq m / 5,252 sq ft**  
**Cellar = 24.7 sq m / 266 sq ft**  
**Guest Cottage = 122.2 sq m / 1,315 sq ft**  
**Office = 44.0 sq m / 474 sq ft**  
**Outbuildings = 106.4 sq m / 1,145 sq ft (Excluding Garage)**  
**Total = 785.2 sq m / 8,452 sq ft**  
**Including Limited Use Area (7.2 sq m / 77 sq ft)**

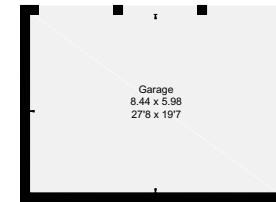
This plan is for guidance only and must not be relied upon as a statement of fact.  
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



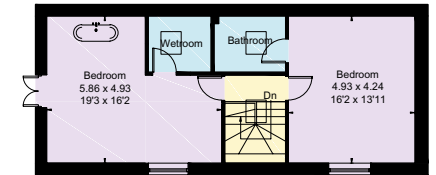
**First Floor**



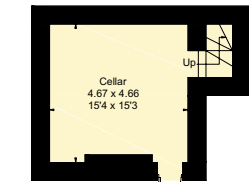
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



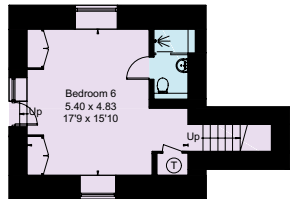
**Outbuilding**  
(Not Shown In Actual Location / Orientation)



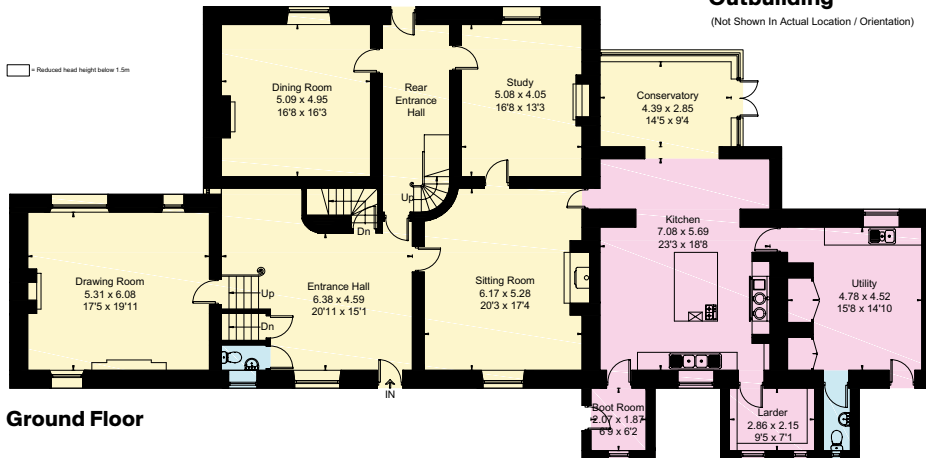
**Guest Cottage - First Floor**



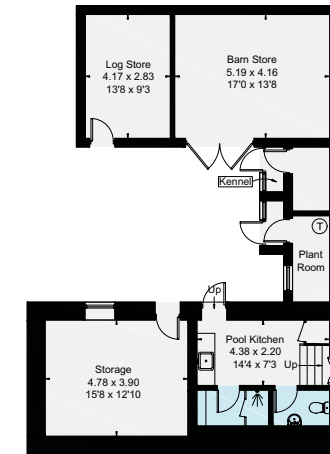
**Lower Ground Floor**



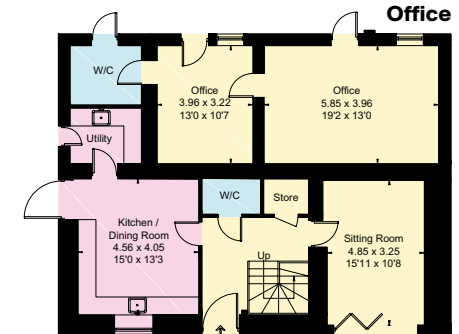
**Lower Ground Floor**



**Ground Floor**



**Outbuilding**  
(Not Shown In Actual Location / Orientation)



**Office**

**Guest Cottage - Ground Floor**

□ = Reduced head height below 1.5m



which leads to the hard tennis court. There is also a kitchen garden, greenhouse and an orchard with a mix of fruit trees. In all about 3.89 acres (1.57 hectares). There is a further 3.45 acres available by separate negotiation.

## Tenure

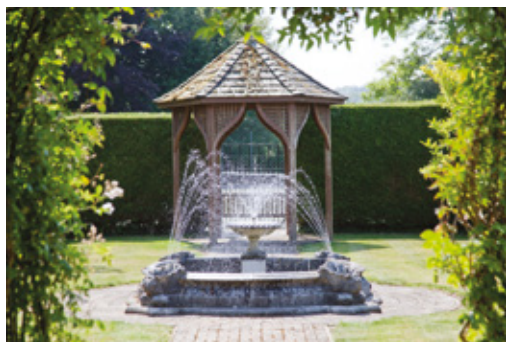
Freehold

## Local Authority & Council Tax Band

Dorset Council ([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)). Council tax Band H.

## Services

Mains water & electricity. Private drainage. Oil-fired central heating & AGA. Fibre broadband connection available.







## Fixtures and Fittings

All items usually known as tenants' fixtures and fittings whether mentioned or not in these particulars, are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

signed to Ringwood or Horton. After 1.4 miles crossroads, turn left onto Parsonage Hill, signed Gussage St Michael. At the bottom of the hill turn left into Manor Road, by village hall. Go right to the end of Manor Road to the wooden electric gates. Proceed up the private road and the drive to the house is on your left. Park in front of house.

## Directions (Postcode BH21 5HY)

Travelling on the A354 between Salisbury and Blandford Forum, at the Millers Lane staggered crossroads turn off the A354



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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