



Higher Farm House, Long Crichel, Wimborne, Dorset

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Higher Farm House

## Long Cichel, Wimborne

### Dorset BH21 5JU

A rare opportunity to buy an attractive period farmhouse in need of refurbishment with stunning views in approximately 45 acres backing onto the beautiful Cichel Estate.

Blandford Forum town centre 6.8 miles, Poole 16.5 miles, Salisbury city centre 18.5 miles, Tisbury mainline station 15.9 miles, Salisbury mainline station 19 miles, M27 24 miles, Southampton Airport 35 miles

Reception room | Dining room | Playroom  
Office | Kitchen/breakfast room | Cloakroom  
2 Utility rooms | Storage room | 6 Bedrooms  
Family bathroom | Shower room | Extensive gardens with sheds | Tennis court | Adjoining Paddocks | In all, about 45 acres | EPC rating E

### The property

Higher Farm House is a substantial detached period home offering a wealth of attractive accommodation with traditional styling and various character features. The farmhouse is in need of some updating and offers three main reception rooms which provide flexible space in which to relax or entertain. There is a 27ft, dual aspect reception room with a brick-built fireplace, as well as a home office and a playroom, which could be used as a formal dining room or an additional sitting room. The spacious kitchen/breakfast room is fitted with modern units to base and wall level and includes a breakfast bar, a split butler sink and an Aga, as well as space for a dining table. Additionally, the ground floor has two utility rooms and a storage room, which could be converted into further living space, if required. There is one double bedroom and a separate shower room on the ground floor, which is ideal as guest accommodation or could even be used as a self-contained annexe, if required. Upstairs there are

a further six bedrooms, two of which have their own washbasins and all boast wonderful far reaching countryside views. The first floor also has a family bathroom with Jack and Jill access.

### Outside

The house is set back from the country lane and through gates that provide access to the long driveway, which leads to the house and provides plenty of parking and turning space. Both front and rear gardens enjoy rolling lawns, a variety of mature trees, well-maintained border hedgerows and various established shrubs. There are also paved pathways and patio areas for al fresco dining, plus a hard tennis court, enclosed by chain link fencing and high hedgerows. The views from all areas of the gardens are truly fabulous and the overall setting is rather special.

### Paddocks

Set to the east of the house and adjoining the gardens is the paddock land, which is predominantly enclosed by stockproof fencing.

### Arable land

There are two large arable fields, one to the south and one to the west of the house – see site plan. These fields are currently farmed and can continue to be farmed on a contractual basis, if required.

### Location

The property is in a beautiful rural position in an AONB, six miles from the Dorset town of Blandford Forum and surrounded by rolling countryside. There are many bridleways direct from the property across the Cichel Estate. Blandford Forum has a variety of everyday amenities, including several shops and supermarkets, while the larger towns of Poole and Bournemouth and the city of Salisbury are all easily accessible by road, providing a wealth of amenities and leisure facilities. Outstanding-rated schools in the area include Trinity Church of England First School and St James Church of England First School, along with independents including Sandroyd and Dumpton Schools.











# Higher Farm House, Long Crichel

Location ST 968 106

Scale 1:3,000 @ A3

Drawing No. Y23085-02 Date 27.09.24



Based on Ordnance Survey 1:2,500  
mapping with the permission of  
the Controller of HMSO  
Crown Copyright  
Licence No. VA 100033416

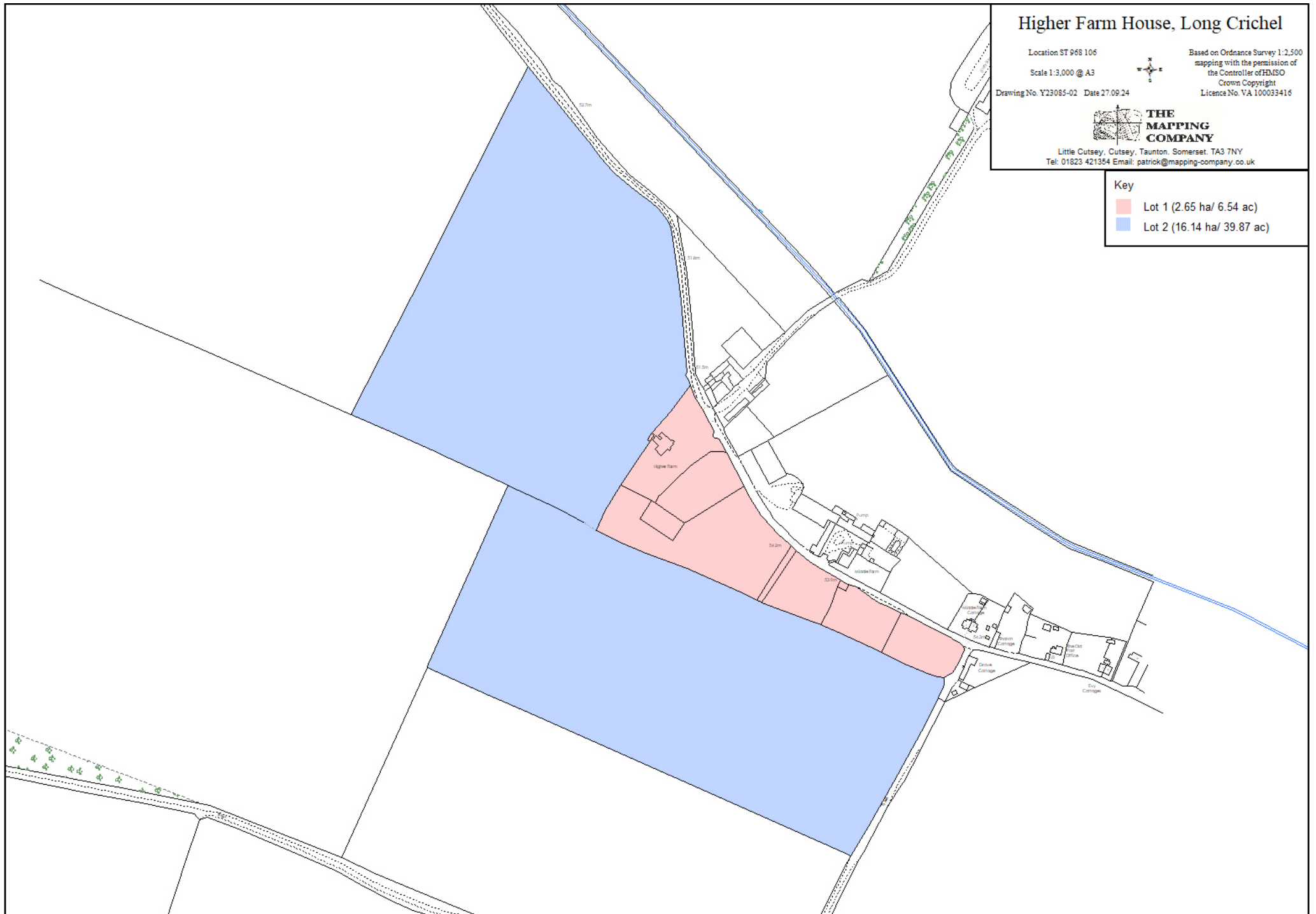


**THE  
MAPPING  
COMPANY**

Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY  
Tel: 01823 421354 Email: [patrick@mapping-company.co.uk](mailto:patrick@mapping-company.co.uk)

## Key

- Lot 1 (2.65 ha/ 6.54 ac)
- Lot 2 (16.14 ha/ 39.87 ac)



**Higher Farm House, Long Crichel, Wimborne**  
House internal area 3464 sq ft (331 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8605490/SS

**Directions**

From Salisbury, take the A354 southwest for 16.5 miles before turning left, following the sign for Long Crichel. After a further 1.3 miles, you will find the property on the right.

**General**

**Local Authority:** Dorset Council  
**Services:** Mains electricity and water. Private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,850,000  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Salisbury**

41 Milford Street, Salisbury, Wiltshire SP1 2BP  
**01722 344010**  
salisbury@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

