



Higher Farm House, Long Crichel, Wimborne, Dorset

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# 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 6.54 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 6.54 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 providing 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.

## 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 School and Dumpton School. By road, the A354 provides access towards Blandford Forum, Salisbury and Bournemouth, while the A303 and M27 are both easily accessible. Mainline rail services can be accessed in either Tisbury, Salisbury or Bournemouth.











# 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  
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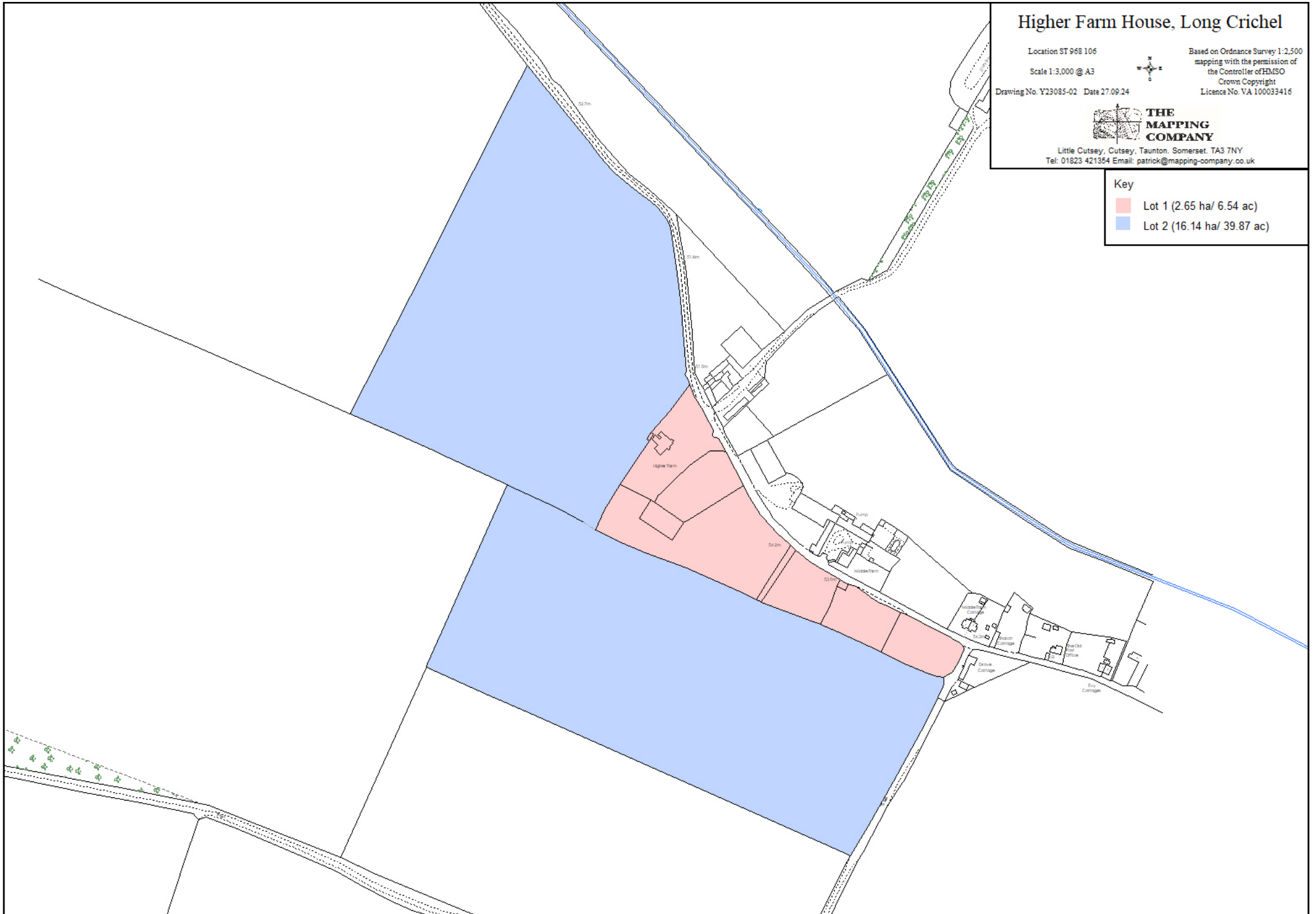


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## Key

- 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.  
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**Directions**

What3words – [shortcuts.result.subjects](https://www.what3words.com/shortcuts/result/subjects)

Alternatively, 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 hand side.

**General**

**Local Authority:** Dorset Council  
**Services:** 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:** £1,350,000  
**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

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