



Fernbrook Farm

| Motcombe, Dorset

| **Carter Jonas**

**Fernbrook Farm  
Motcombe  
Shaftesbury  
Dorset  
SP7 9PW**

**A picturesque ring-fenced residential holding situated in an accessible location and serviced by an attractive Grade II period farmhouse and extensive courtyard of traditional barns.**

Detached 8-bedroom Grade II Listed farmhouse in need of modernisation with an unspoilt courtyard of traditional farm buildings with potential plus further covered yards.

Planning permission to construct two semi-detached cottages.

Various parcels of good quality pasture and arable land in a parkland setting with an extensive lake.

Located within an area of high amenity value.

In all, about 148.38 acres.

For sale as a whole or in two lots.



## Property

Fernbrook Farm offers the rare opportunity to acquire a ring-fenced, residential, livestock and arable farm that is serviced by a particularly attractive Grade II Listed farmhouse and an unspoilt range of traditional barns including a substantial two-storey granary.

The house, which is in need of modernisation and refurbishment provides prospective purchasers with the opportunity to restore and develop a property in their own style.

To the side of the house, as part of the original courtyard, there is a further two-storey brick gatehouse with an attractive archway, potentially offering additional accommodation.

Within the courtyard there is an extensive range of single storey brick barns and on the western side, a substantial two-storey granary, perfect for a wide range of leisure, commercial, business or other uses.

Finally, beyond the courtyard is a further substantial 9-bay Dutch barn with lean-to which provides a footprint should a new owner seek the construction of another covered yard or indoor school.

Located to the north of the farm and abutting a council road, there are two semi-redundant cottages for which planning permission has been granted for the construction of two new semi-detached houses.

In all, the farm lies in some 148.38 acres of ring-fenced land. Over the years, a

number of fields have been amalgamated, yet shrewdly, many specimen oak trees have been retained which gives the land a parkland feel, most appropriate for this style of house.

The farm also has a high amenity value, enjoying the benefit of a large lake to the north of the house, various additional ponds and the fern brook which passes through the holding. These amenities and the privacy that they enjoy provide a haven for wildlife and the overall biodiversity of the holding.

## Location

Fernbrook Farm lies some 2.8 miles from both Gillingham and Shaftesbury and is within easy reach of the A303 and

Wincanton to the north.

Gillingham, Shaftesbury and Wincanton all offer a wide range of day-to-day facilities including supermarkets, surgeries and other shops. There is a mainline railway station at Gillingham which offers regular train services to London Waterloo or Paddington.

There are excellent state and independent schools in the area including the Port Regis Preparatory School, Bryanston School, Sherborne School and Hazlegrove Prep School.

Lot 1 - comprising the farmhouse, farm buildings and 147.73 acres



## Farmhouse

Fernbrook farmhouse is set well back from the adjoining council road at the end of a farm drive with lawned gardens to the south, hardstanding to the east and the courtyard of farm buildings to the rear.

Comprising a detached, Grade II Listed property constructed in 1848 of Flemish bond brick with ashlar dressing under a tiled roof which offers enormous charm and character and is now in need of modernisation and repair. The property enjoys wide reaching southerly views across both the farm and open countryside beyond including Mere Down. The house forms one side of an impressive courtyard and offers well-proportioned and symmetric accommodation, which once restored, will make an ideal family home, well suited to entertaining.

On the ground floor the house offers a central hallway with stairs off leading to drawing room, dining room, sitting room and kitchen. To the rear of the house, an extension provides several service rooms including a rear hall, utility room and cloakroom.

On the first floor, a landing provides access to a principal bedroom with en-suite bathroom, three further double bedrooms and a family bathroom. Via an interconnecting door, bedroom 4 provides access to a playroom.

On the second floor, there are an additional four double bedrooms.

As part of the original courtyard, to the side of the house is a further two storey brick gatehouse with attractive archway, which could offer potential additional accommodation and currently offers on the ground floor a cheese room and gatehouse with store above.

To the west of the house, there is a ground floor stable with store above and the remains of a storage room which was partly dismantled some years ago.



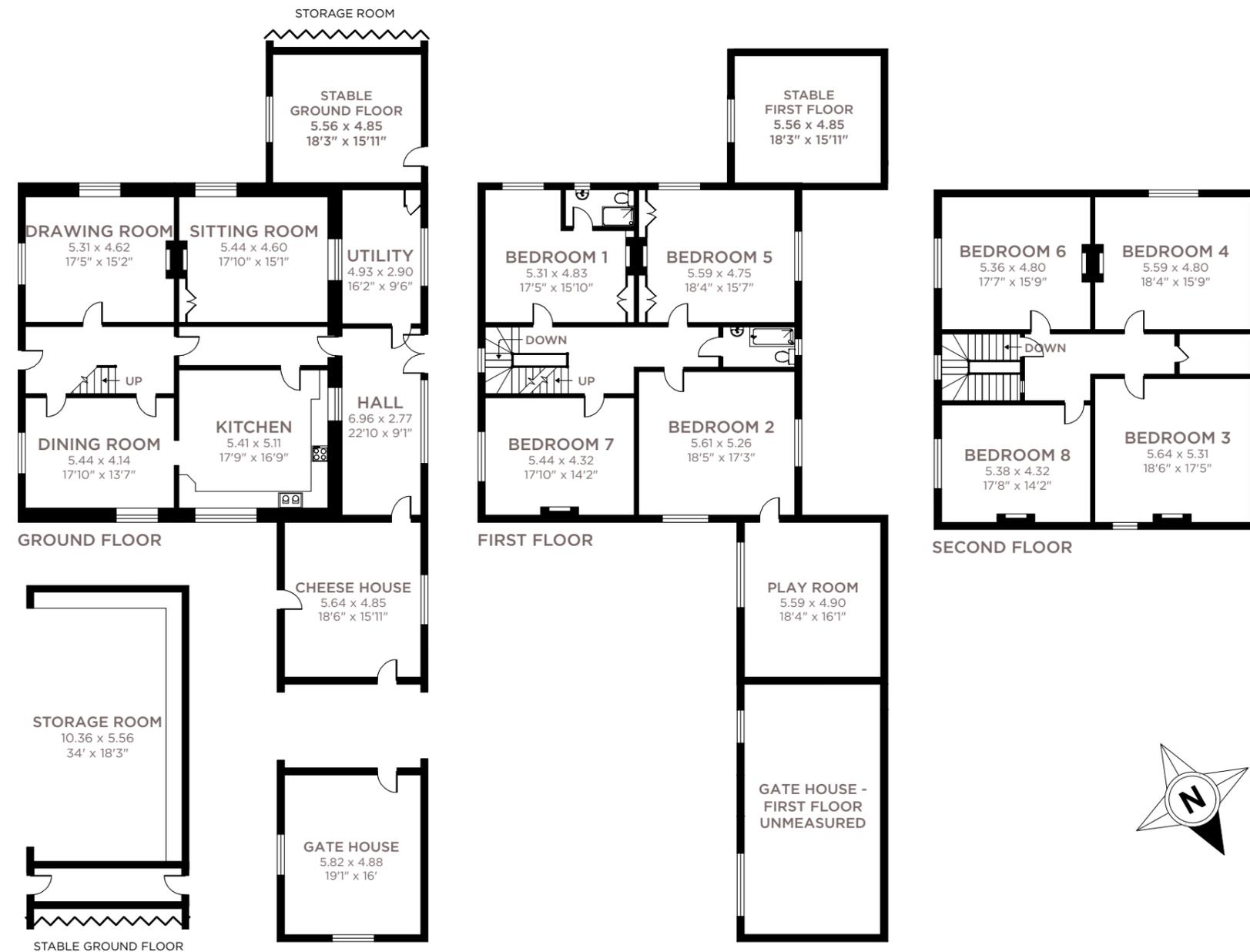


## Floor plan

Fernbrook Farm  
Motcombe  
Shaftesbury  
Dorset

**Approximate gross internal area:**  
485.3 sq m / 5224 sq ft

For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Farm buildings

The farm buildings available comprise a mixture of both traditional and modern. Located to the rear of the house is an extensive courtyard of traditional brick and tile barns. The most impressive being a substantial two-storey granary which has previously been used to support a leisure enterprise and currently offers kitchen facilities as well as a dining area and mezzanine storage.

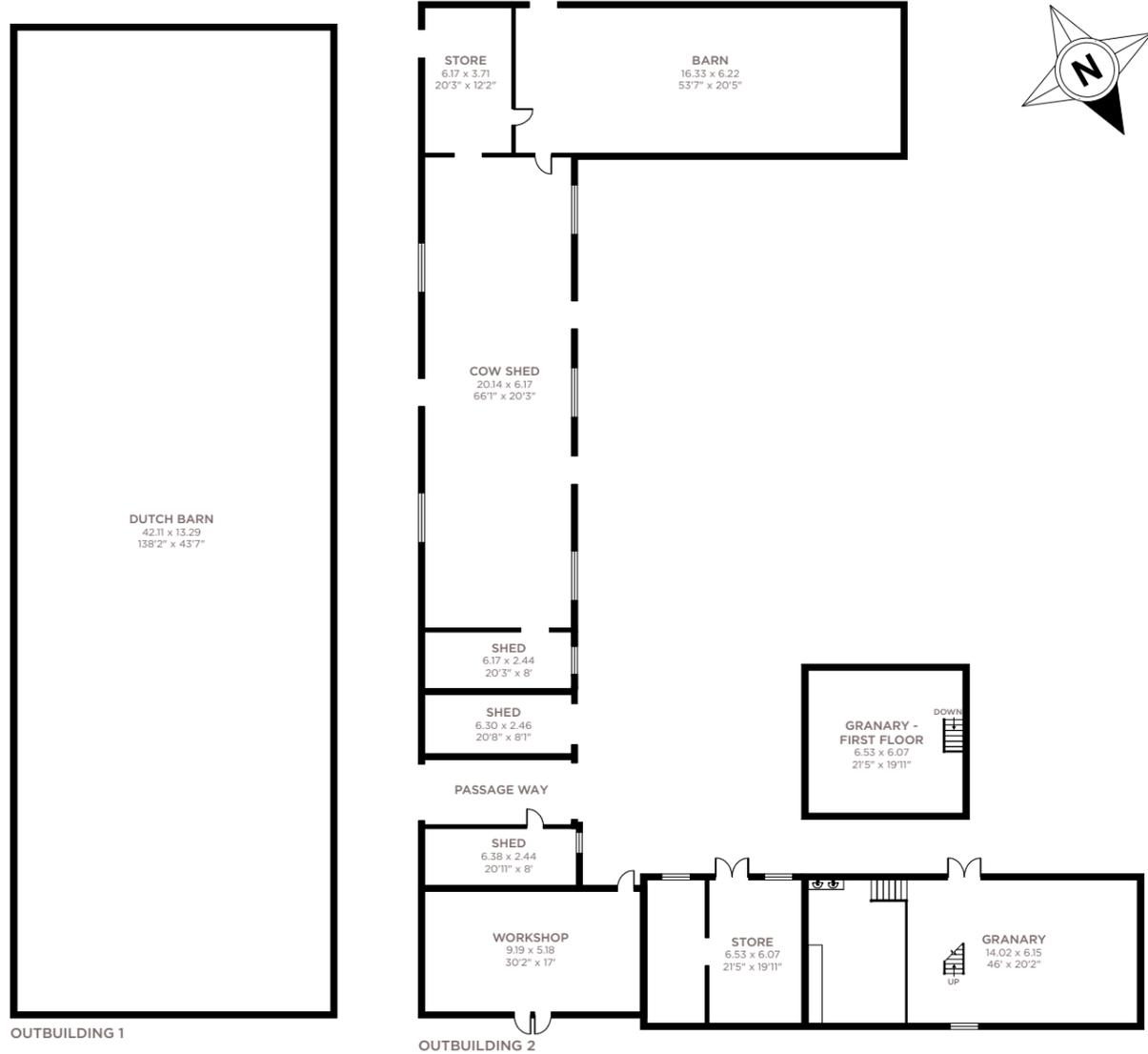
The remainder of the courtyard offers a workshop, cow shed, stabling and various storage barns. The buildings would be perfect to support a wide range of leisure, commercial, secondary accommodation or other business uses.

Finally, to the rear is a 9-bay covered yard comprising a Dutch barn with lean-to, ideal to support various livestock enterprises or to provide a footprint should a purchaser seek to construct another covered yard or an indoor school.



# Floor plan

**Outbuildings:**  
1249.6 sq m / 13451 sq ft



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Land

As stated, the farm lies in some 147.73 acres of ring-fenced land. The land enjoys access off council roads both to the north and east and whilst the current farm drive is located to the eastern boundary, there is potential to build a new access drive (subject to planning) off the northern boundary that would lead past the lake, rising to the farmhouse and buildings.

Over the years a number of the fields, which are all currently laid to pasture, have been amalgamated, yet many specimen oak trees have been retained which gives the land a parkland feel, appropriate for the style of the house. The farm also has a high amenity value enjoying the benefit of a large lake, various additional ponds and fern brook which passes through

the holding on the western boundary. These amenities and privacy they enjoy provide a haven for wildlife and the overall biodiversity of the holding.



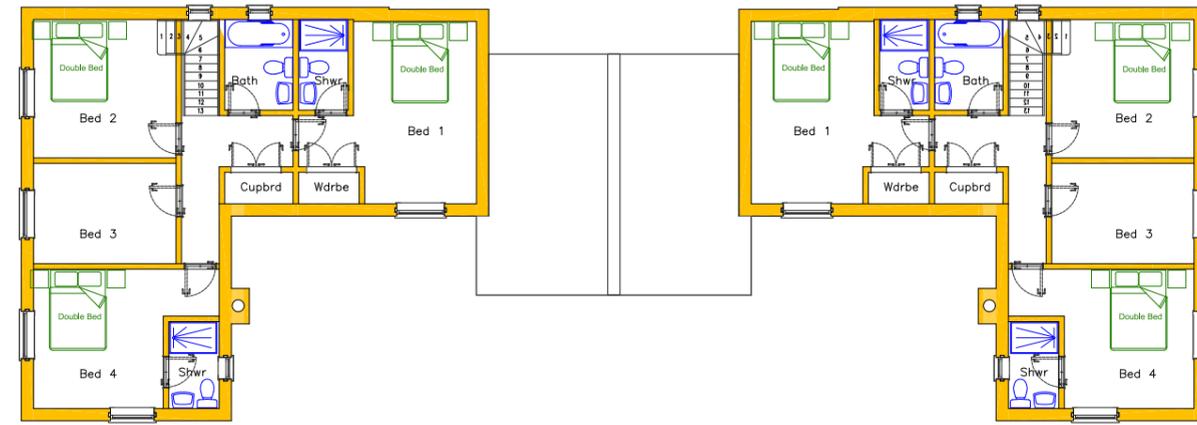
## Lot 2

Planning permission was granted on the 14th December 2021, planning reference 2/2020/1169/FUL for the demolition of two semi-redundant cottages and the construction of two new semi-detached houses.

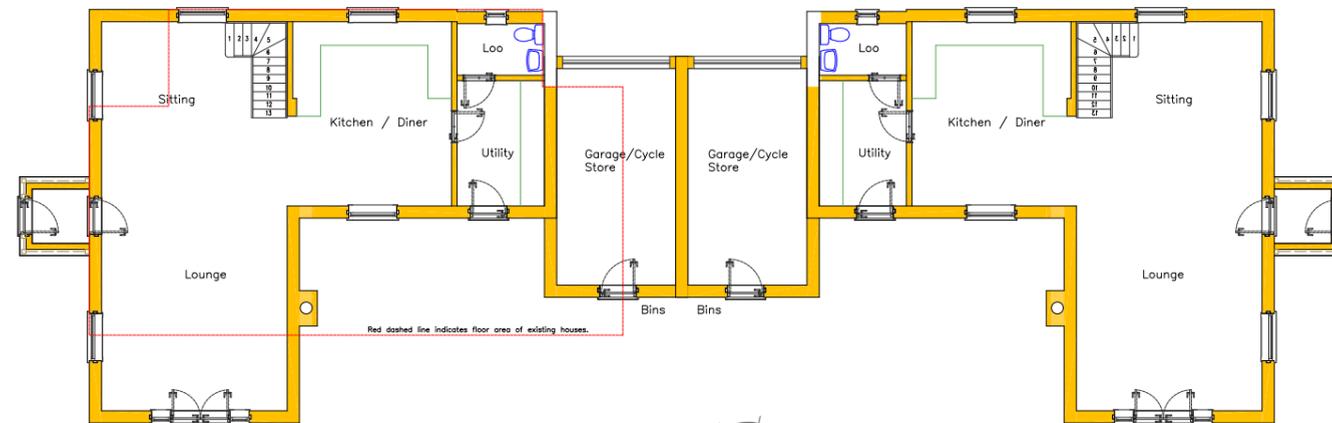
The site, which totals some 0.65 acres lies on the eastern boundary of the holding, enjoying separate access off the council road.

Planning permission makes a provision for each dwelling to offer accommodation on the ground floor of entrance porch, open plan sitting room, kitchen and dining area with stairs to first floor and utility room with door to outside and cloakroom.

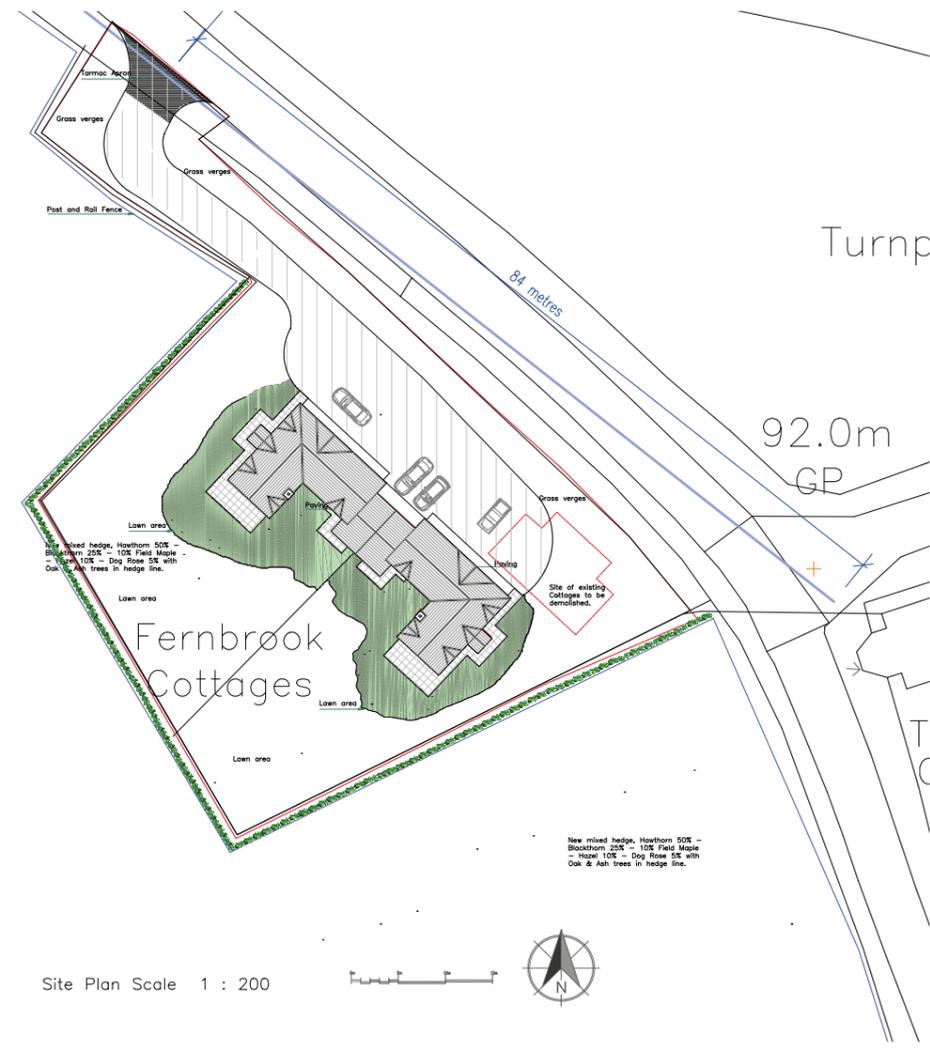
On the first floor, three double bedrooms (two en-suite), a single bedroom and family bathroom.



First Floor Plan 1 : 50 @ A1 & 1 :100 @A3



Ground Floor Plan 1 : 50 @ A1 & 1 :100 @A3

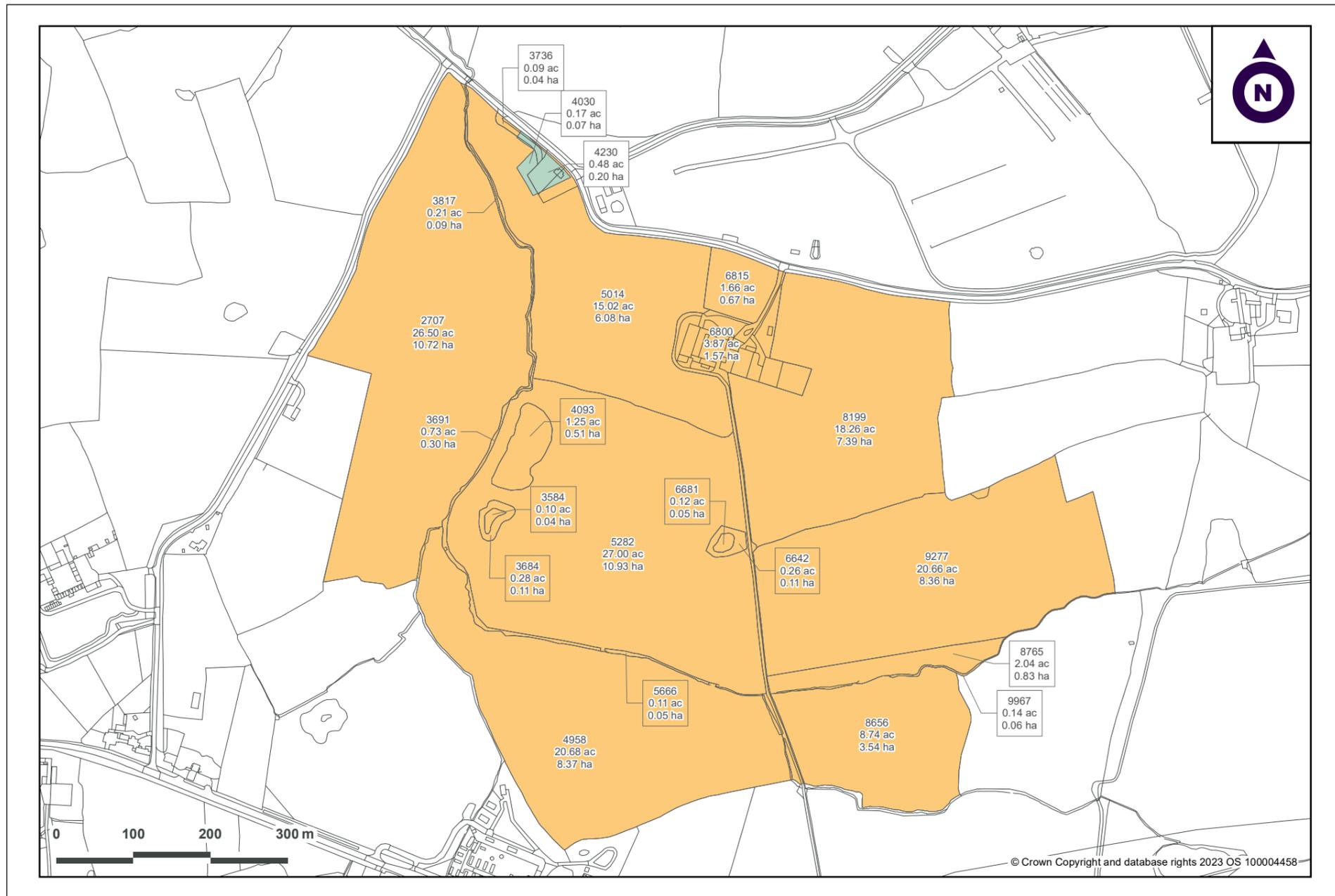


Site Plan Scale 1 : 200



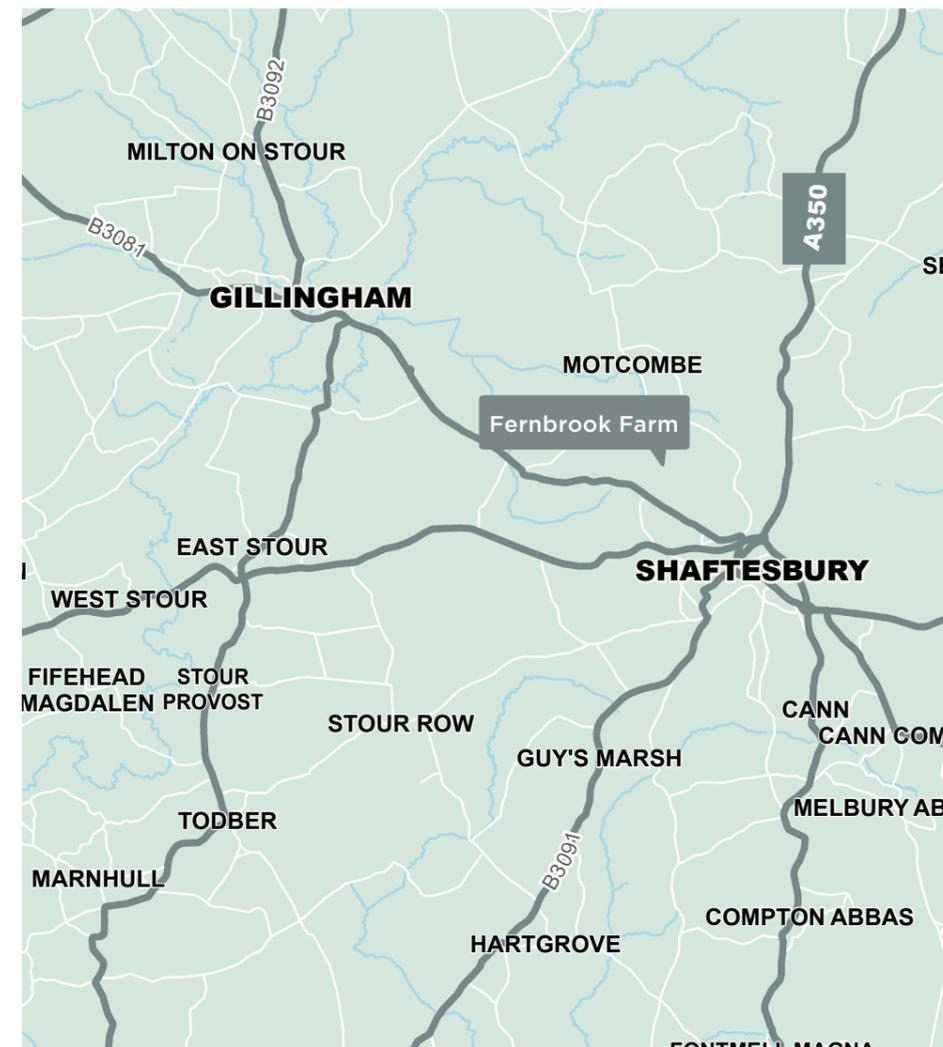
## Proposed elevations & floorplans





## Land plan

- Lot 1
- Lot 2



### Method of Sale

The property is offered for sale by private treaty as a whole or in two lots.

### Tenure & Possession

Vacant possession will be granted on completion.

### Listing Status

The house is listed Grade II.

### Basic Payment Scheme

The holding is registered for the Basic Payment Scheme and entitlements will be transferred to the purchaser following completion. For the avoidance of doubt, the 2023 payment will be claimed and retained by the vendor.

### Services

Lot 1: The house is connected to mains water, mains electricity and mains gas. The house is connected to a private drainage system.

Lot 2: Mains electricity and water is connected to the site.

### Health & Safety

Potential purchasers are required to take particular care when inspecting the property, recommended to wear supportive footwear for viewings and are advised to be conscious of potentially uneven and slippery ground surfaces.

### Sporting Rights

All sporting rights are included within the sale in so far as they are available.

### Rights of Way

There is a public footpath running along the southern part of the farm.

### EPC Ratings

Fernbrook farmhouse: G

### Council Tax

Band G

### Local Authority

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

### Viewings

By prior appointment with the vendors' agents, Carter Jonas: 01823 428 590.

### Directions

From Gillingham, head southwest on the B3092 towards the B3081. Go through two roundabouts to stay on the B3081. After approximately 2.2 miles, the entrance drive to the farm will be found on the right hand side.



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## Important information

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