



## WHIPPLETREES

DT11 0EQ

£800,000  
FREEHOLD

This lovely house is on the market for only the second time since its' construction, some time between 1967 & 1975 and presents a fantastic opportunity to own a substantial home in the heart of the Blackmore Vale. This versatile property would make a lovely home for a growing family, is a great location for someone with horses or a wonderful spot from which to create a successful Holiday Business. The house has historic connections with horses and comes with stables, store rooms, work shops and tack rooms, indeed the name Whippletree is derived from a device which connects a harness to a horse drawn vehicle and provides stability. The house has a wonderful rural location, sitting in a central position within the tiny village of Belchalwell and comes with a 1 1/2 acre plot and some fantastic views! A MUST VIEW PROPERTY.



**CHAFFERS**  
ESTATE AGENTS

# WHIPPLETREES

- Rural Location within Small Village • Easy Access to Sturminster Newton • Great Country & Riverside Walks • Equestrian Facilities • Total Plot 1.5Acres (approx) • Flexible, Versatile Accommodation • Lovely Gardens & Paddock • Fantastic Views • Fully Owned Solar Panels



## Accommodation

This lovely house sits imposingly at the centre of its' plot and provides flexible accommodation over two floors. The house is entered via a covered porch where you can remove wet coats and boots and access the welcoming hall with stairs to the first floor and doors to the large comfortable lounge and into the kitchen and the rest of the ground floor accommodation beyond. There are many interesting features throughout the house, including a feature fireplace in the lounge and wood panelling, believed to have been made by the first owner of the property and depicting various historical characters, in several rooms. The house is spacious, yet warm and cosy with central heating throughout, there is a large, fully fitted kitchen with ample work tops and tiled splashbacks and a double electric oven with hob over and an extractor above. With the dining room adjacent to the kitchen this makes a wonderful space for those who like to entertain or for a large family to gather. There is in addition, a further living room, a utility room, a W/C, a boot room with access to the rear garden and further a large conservatory, accessed from the lounge, looking over the rear garden and paddock.

A large, well lit landing area provides access to each of the five bedrooms, a large family bathroom and a good sized family shower room, All of the bedrooms offer great views, with four of the five offering views across the paddock and the Blackmore Vale beyond.

Of particular note is the master bedroom with triple aspect.

Running costs for the house are significantly reduced thanks to the installation of fully owned solar panels.

## Outside

The front of the house is approached along a sweeping driveway off Garlands Lane, the drive provides ample parking for multiple vehicles and there is a garage within the extensive outbuilding, The rest of the garden is laid to lawn and there are a wide range of plants, shrubs and trees. The extensive outbuilding, (approximately 787 sq.feet), is presently divided into, the aforementioned garage/workshop, three store/tack rooms, one single stable and one double stable, this building is in good condition and could be used as stabling, garaging or a large work shop, or with the correct planning permission could be converted to holiday lets to provide a separate source of income. The gardens extend around both sides of the house, with formal gardens to the rear where there are paved seating areas, ideal for outdoor entertaining, large areas of lawn and a large variety of flowering plants, shrubs and some trees. Beyond the formal garden is a large enclosed paddock which would offer itself perfectly to keeping one or two ponies or horses or a perfect spot for those who would like to produce their own food, all set within the beautiful surroundings of the Blackmore Vale.

## The Area

Belchalwell is Saxon in origin, and is home to a medieval church, St Aldhelm's, which has been much renovated. The name of the village describes a cold well on a hillside, the village has approximately 30 properties with fewer than a hundred residents, and thanks largely to a modernisation of agricultural methods has a much reduced population from former times. One former resident was the TV personality Jack Hargreaves. This small pretty village is in the parish of Okeford Fitzpaine in the Blackmore Valle, in Dorset. It lies 2 1/2 miles south of the market town of Sturminster Newton and 6 miles northwest of Blandford Forum. Amenities and services are all well catered for in the pretty market town of Sturminster Newton, an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. You will find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with

excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shilligstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.

## Directions

Use What3words- reflector.technical.loads

## WHIPPLETREES





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## ADDITIONAL INFORMATION

**Local Authority** – Dorset

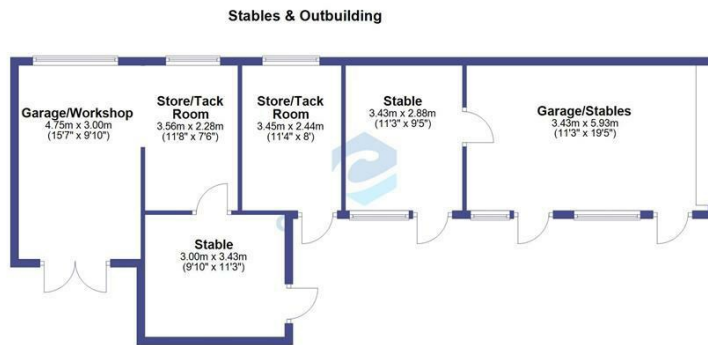
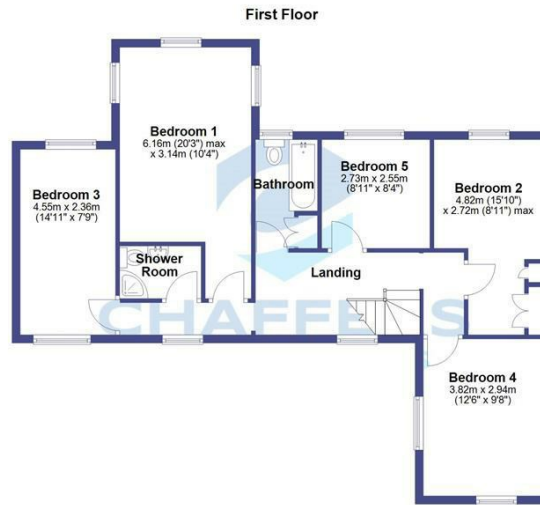
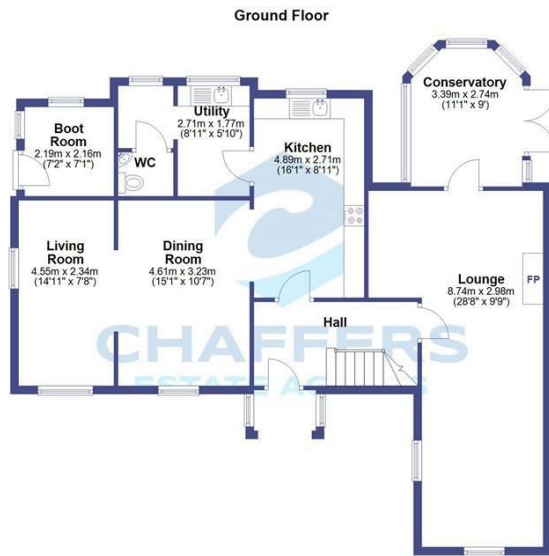
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1999.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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