



## Cider House

East Stour SP8 5LQ

A beautifully restored five-bedroom detached home set within approximately 0.64 acres, featuring a separate home office, detached stone barn, and landscaped south-facing garden backing onto open countryside.

The Cider House is an impressive individual property of attractive stone elevations beneath a pitched tiled roof. Recently modernised throughout, it offers stylish, well-proportioned accommodation finished to an exceptional standard. The layout provides excellent living space for modern family life, complemented by a dedicated home office. The re-landscaped gardens create attractive outdoor space, with the rear enjoying far-reaching countryside views.

**£950,000 Freehold**





### The Property

Cider Farmhouse is an exceptional five bedroom detached period home set within a beautiful countryside position with far reaching rural views. Thoughtfully and extensively renovated by the current owners, the property has been finished to an outstanding standard throughout, combining the charm and character of a traditional farmhouse with high quality contemporary living. Stepping inside, the warmth and character of the home is immediately evident. A magnificent inglenook fireplace with wood burning stove forms a striking focal point, while exposed beams, elegant sash windows and carefully selected finishes run throughout the property. Natural light fills the home and highlights the engineered oak and limestone flooring which continues through the principal living areas.

To the right of the entrance sits the inviting living room, a generous yet comfortable space centred around a wood burning stove, creating the perfect setting for relaxed evenings and family gatherings.

At the rear of the house lies the heart of the home. The bespoke Guild Anderson kitchen and dining room has been beautifully designed for both everyday living and entertaining. Quartz worktops, Miele appliances and a Steel Cucina range sit alongside handcrafted cabinetry, while underfloor heating ensures comfort throughout the seasons. The adjoining dining area offers an elegant space for hosting, with views over the garden creating a seamless connection between the house and the outside space. A temperature controlled wine store provides a luxurious addition for those who enjoy entertaining.



The first floor offers four well proportioned bedrooms. The principal bedroom benefits from a stylish ensuite bathroom, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a full Burlington suite.

The second floor provides a further double bedroom with its own shower room, creating an ideal guest suite or private retreat.

**Outside**

Outside the property continues to impress. A substantial barn offers exciting potential to create a charming annexe or additional accommodation for extended family. The outdoor kitchen provides a wonderful setting for alfresco dining and entertaining, while approximately three hundred square metres of Grey Cheddar limestone terrace wraps around the property, offering extensive space for socialising and relaxing.

The generous south facing garden enjoys sunlight throughout the day and provides a peaceful outdoor setting. A separate garden studio currently used as a home office offers a practical and private workspace away from the main house.

Electric gates open onto a spacious driveway providing ample parking for residents and guests.

**Location**

what3words ///polished.petal.octagonal

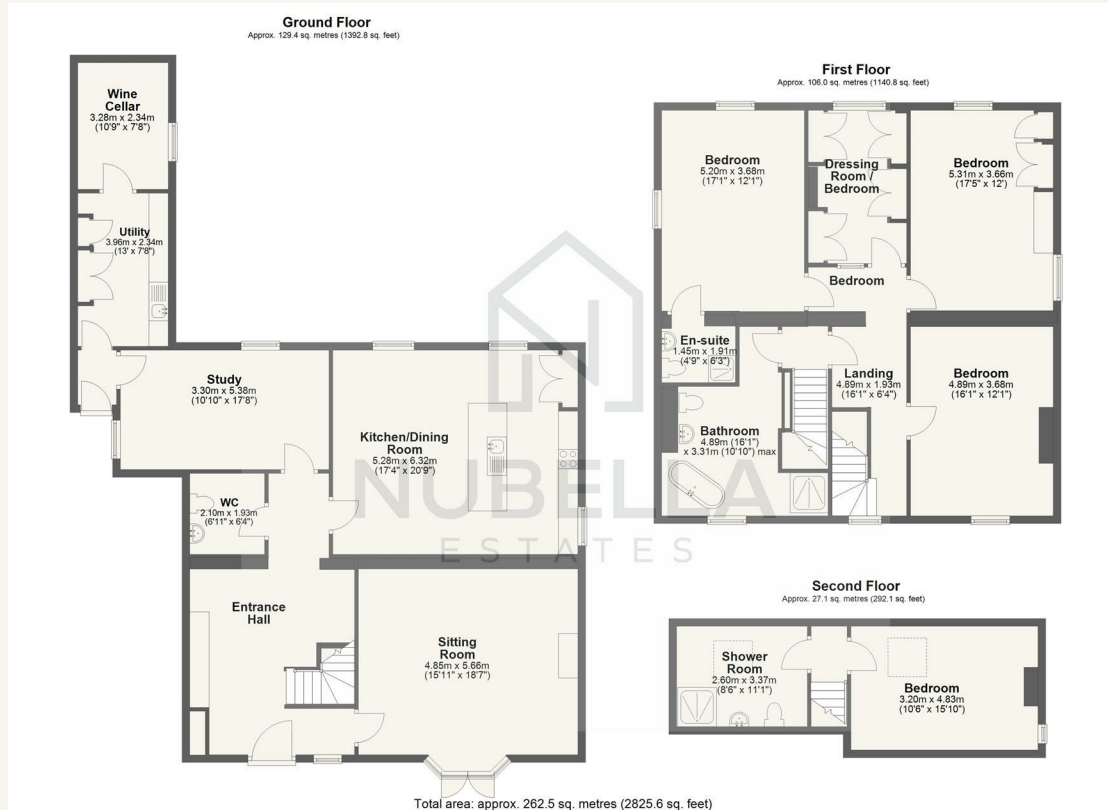
East Stour offers a wonderful village setting with two welcoming pubs, a popular organic farm shop and a local gym close by. The surrounding countryside including Duncliffe Woods and the Blackmore Vale provides beautiful walking and outdoor pursuits. The property is well positioned between the historic market town of Shaftesbury and the town of Gillingham, both offering a wide range of amenities, well regarded schools and a direct train service from Gillingham to London Waterloo. Independent schools including Port Regis and Clayesmore are also within easy reach. Cider Farmhouse offers an exceptional blend of period character, thoughtful modern design and countryside living in one of North Dorset's most desirable locations.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Local Authority  
Council Tax Band F  
EPC Rating F



### Gillingham Office

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