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## EASTBROOK HOUSE

SHILLINGSTONE, BLANDFORD FORUM, DORSET, DT11 0SZ

FINE & COUNTRY  
Homes from Edwards





# GUIDE PRICE £2,600,000

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- FIVE BEDROOM PERIOD HOME
- THREE BEDROOM COTTAGE
- FOUR BEDROOM COTTAGE
- STYLISH PRESENTATION THROUGHOUT
- POOL WITH POOL HOUSE, GARAGING AND CAR PORTS
- HOME BUSINESS OPPORTUNITY
- RURAL LOCATION WITH OPEN VIEWS TO THE REAR
- WEALTH OF CHARACTER FEATURES
- APPROXIMATELY 3.5 ACRES COMPRISING LANDSCAPED GARDENS, ORCHARD AND PONY Paddock
- SITUATED WITHIN THE NORTH DORSET AONB

This substantial period family home is located on the outskirts of the pretty North Dorset village of Shillingstone, situated in the North Dorset AONB enjoying delightful open views to the rear. Accessed via a private driveway with ample off road parking, the property offers tastefully styled, spacious and versatile accommodation with a wealth of features including good ceiling heights and large sash windows creating a light and airy ambience

throughout. A decor palette of heritage colours further complements this outstanding home.

The large welcoming entrance reception is laid with mellow wooden flooring and has double opening doors to the left leading to a well proportioned dual aspect sitting room with feature fireplace and bay window overlooking the front of the property, whilst a further similarly sized family room overlooks





the side and rear of the property - currently dressed as a formal dining room. The stylishly appointed kitchen/dining room has a generous specification of framed, light fronted base units and island unit with granite worktops and limestone flooring. Two sets of French doors open to the extensive paved terrace to the rear. A private snug is located off the kitchen and a separate utility is across the hallway.

On the first floor there are five double bedrooms - the master with the benefit of an adjoining ensuite bathroom with roll top bath, shower, wash basin and WC. There is also a separate bathroom and a shower room. On the second floor there are two loft rooms and additional loft space and there is also a cellar at lower ground level.

Externally, the property benefits from 3.5 acres including landscaped gardens, an orchard and paddock. There is also the

further benefit of an air-source heated open air swimming pool and pool house.

As well as the main house, two additional cottages were built last year offering substantial rental accommodation or holiday let opportunity, each offering modern living space, yet styled in keeping with the original house. Hillcombe Cottage offers three bedrooms with a master ensuite and bathroom on the ground floor and open plan living on the first floor. Hillcombe Lodge has open plan living space with four bedrooms, two bathrooms and a cloakroom.

Each cottage has its own sizeable garden and additional car port with store area above.

EPC: E

Council Tax Band: F





Denotes restricted  
head height

# Eastbrook House, White Pit, Shillingstone, Blandford Forum, DT11

Approximate Area = 4147 sq ft / 385.2 sq m (exclude loft space)

Limited Use Area(s) = 139 sq ft / 12.9 sq m

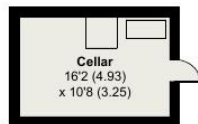
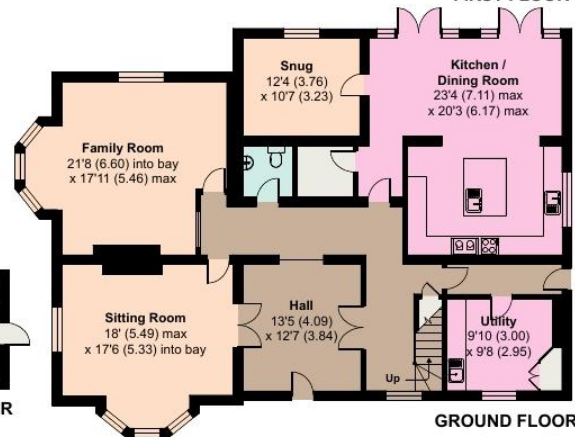
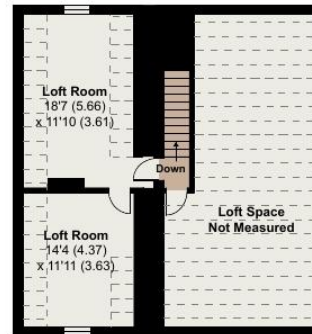
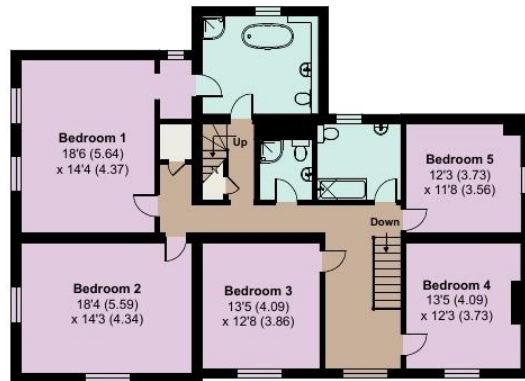
Outbuilding = 85 sq ft / 7.8 sq m

Hillcombe Lodge & Cottage = 2683 sq ft / 249.2 sq m

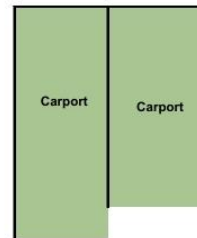
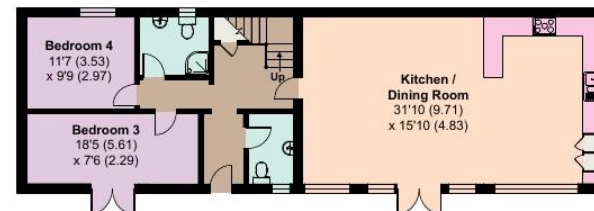
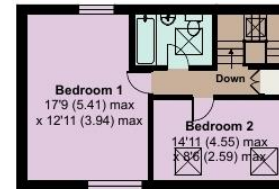
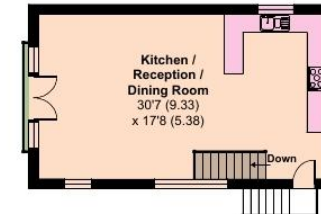
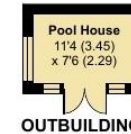
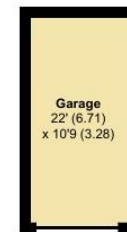
Garage = 238 sq ft / 22.1 sq m

Total = 7292 sq ft / 677.4 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Edwards Estates Ltd. REF: 841469



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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