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**NEW BARN FARM**  
WIMBORNE, BH21 5AE







# £3,500 PER MONTH

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- A beautiful semi detached barn conversion
- Recently completed to a very high standard
- Four bedrooms
- Two family bathrooms plus an ensuite
- Stunning open plan living room with feature full height vaulted ceiling
- Exceptional kitchen with boot room and utility room
- Generous rear garden
- Open views to the rear over farm land
- Extensive parking area to the front
- Security gated courtyard development

The 'New Barn Farm' Development is a working Goat farm set in the beautiful Dorset countryside in an area of outstanding natural beauty (AONB) near the town of Wimborne Minster. The farm sits on a total site of 10.5 acres and sits within the southern neolithic ring near Knowlton church and earthworks, the 3rd most important historic monument in England, located within an Area of Outstanding Natural Beauty which has recently been given a Dark Sky Reserve Status.

The development comprises of the original substantial Farm House, then an adjacent large courtyard with four further farm building conversions which have recently been finished to a very high standard.

'Goats View' is one of these properties being a beautiful semi detached barn conversion.

Finished to an exacting standard, the property has a wealth of character features including stone flooring throughout the ground floor and feature exposed timbers, vaulted ceilings, a galleried balcony from a bedroom and much more!

Notable features include a spectacular open plan living/dining room with feature full height vaulted ceiling and mellow, exposed timbers. Oak is used extensively throughout the property including the staircase and ledged and braced internal doors with Suffolk latches accentuate the history of this outstanding family home.

This room is certainly the heart of the home featuring a wood burner for cosy family gatherings, whilst double french doors





invite you out to the generous rear garden with open views.

The dining area flows into the kitchen. The kitchen is exceptional - finished with quality units and flooring and including an array of appliances. There is also a well fitted utility/boot room with door leading to the garden.

Staying on the ground floor you can also find a further snug which provides privacy and quiet space. Finally there is a double bedroom and beautifully appointed ground floor bathroom with a shower and bath.

On the first floor there are three further bedrooms found of two separate landings! One of the bedroom enjoys the luxury of an ensuite shower room. Another bedroom has fold away doors/false wall that reveals a balcony that overlooks the living room! The bedrooms are served by a spacious second family bathroom with shower and bath.

All external windows and doors are double glazed and heating is provided by an oil fired boiler. Drainage is to a private sewage treatment plant.

Outside and via secure electric entrance gates to the courtyard, there is ample parking to the front of the property which is gravelled. The rear garden is landscaped and fenced to maximise the delightful views beyond towards Knowlton Church and the grounds of the farm. A patio area close to the rear boundary provides an ideal spot for garden furniture and outdoor entertaining.

EPC: tba

#### NOTE OF INTEREST

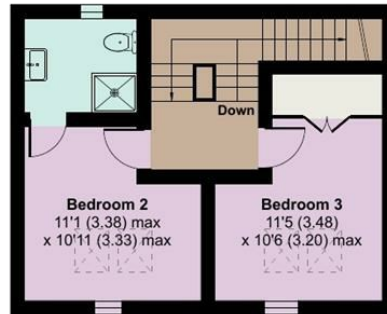
New Barn Farm sits within the Knowlton South Circle Henge. This is the largest and possibly the earliest of a group of four Late Neolithic henge monuments at Knowlton. Henge monuments are circular enclosures with an external bank and an internal ditch and are thought to be ritual or ceremonial monuments and date to between four and five thousand years ago. The group of henges and other prehistoric monuments at Knowlton form one of the most significant prehistoric sites in Britain.



# Goats View, New Barn Farm, Wimborne, BH21

Approximate Area = 2107 sq ft / 195.7 sq m

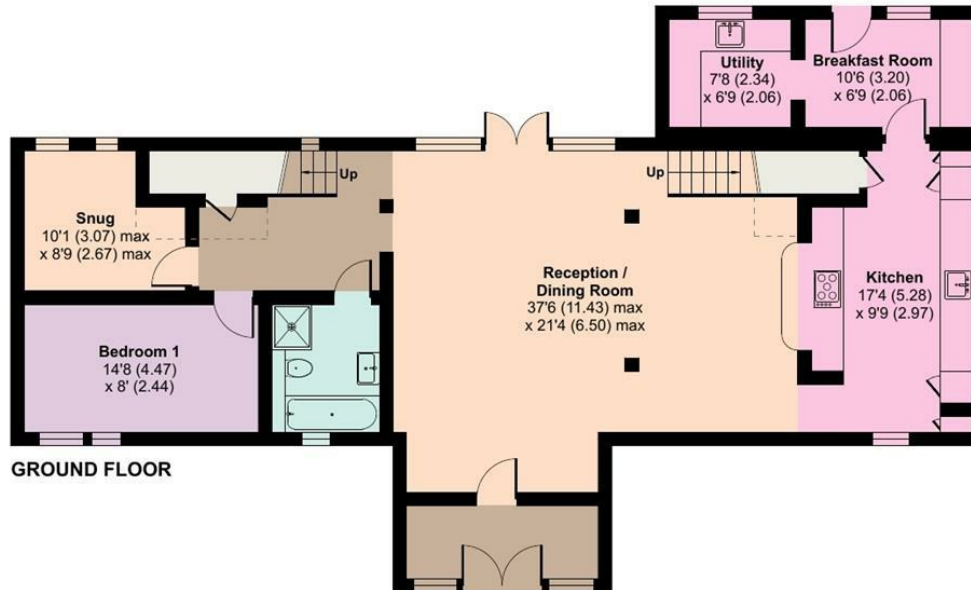
For identification only - Not to scale



FIRST FLOOR 1



FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2023. Produced for Edwards Estates Ltd. REF: 1019948



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