



THE BARLEYCORN HOUSE SIXPENNY HANDLEY, DORSET

A Delightful Country House With Equestrian Facilities, Situated In An Attractive Rural Location,
Enjoying Good Access To Excellent Schooling & Communication Links

SITUATION

Sixpenny Handley 1 mile, Shaftesbury 12 miles,
Blandford Forum 13 miles, Salisbury 15 miles,
Bournemouth 26 miles, Southampton 36 miles.

Mainline trains: Salisbury to London (Waterloo)

Approx. 90 mins

International airports: Bournemouth International 26 miles,
Southampton International 36 miles.

Barleycorn House is situated in the desirable and peaceful hamlet of Deanland and occupies a delightful rural position situated off a quiet country lane. The property enjoys good communication links with the nearby A354 providing ready access to Salisbury and Blandford to the north and south respectively.

Education There is an excellent selection of private schools in the area including Sandroyd at Tollard Royal, Canford at Wimborne, Forbes Sandle Manor at Fordingbridge, Port Regis and St Mary's at Shaftesbury, Bryanston and Clayesmore at Blandford with a host of good schools in Salisbury including both boys and girls grammars. For more details see www.isc.co.uk for independents and www.dorsetforyou.com for state schools information.

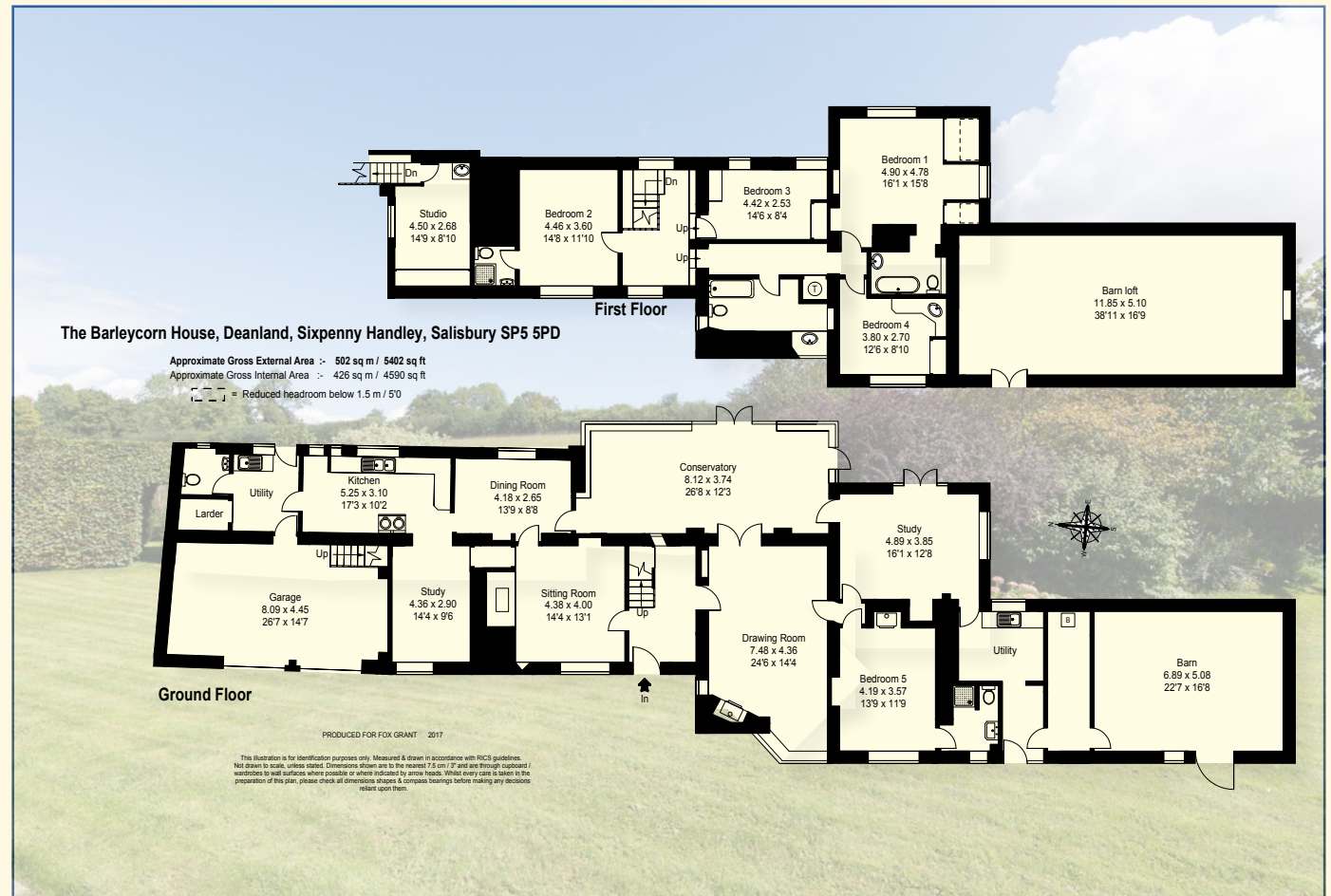
Local, Sporting & Recreational Facilities The nearby village of Sixpenny Handley lies approximately 1 mile to the south, providing a good range of local facilities including a village store, post office, butcher, doctor's surgery and public house with a more comprehensive range of shopping and cultural facilities available in the Cathedral city of Salisbury or market town of Blandford.

Good walking, cycling and outriding opportunities abound from the property into the surrounding countryside with easy access onto the unspoilt Martin Down and Cranborne Chase Area of Outstanding Natural Beauty. Golf can be enjoyed at Rushmore, Ashley Wood and Salisbury with water sports available along the south coast. Local hunts include the Wilton, New Forest and Portman with racing at Salisbury and Wincanton. See www.visit-dorset.org.uk for more details.

BARLEYCORN HOUSE

The Barleycorn House is a charming country house set in a delightful rural location enjoying far reaching rural views over the surrounding Cranborne Chase farmland.

Originally a packhorse inn the property became a Hall & Woodhouse public house, with beer brewed on site and milk provided by its own cows, before closing in 1972.



Converted into a private residence in 1977, the property extends to some 5,402ft² (GEA) offering versatile accommodation arranged over 2 floors.

Whilst the property has benefited from some improvement by the current owners including the addition of a conservatory, The Barleycorn House retains much of its character with the original cellar, inglenook fireplaces, and exposed beams to a number of the principal rooms.

There is scope to develop the property further (subject to planning) with the conversion of adjoining brick and flint barn which is currently utilised for storage.

The gardens and grounds are a particular feature of The Barleycorn House. Approached over a gravel drive the property sits in attractive grounds of 1.45 acres, comprising a mainly lawned rear garden with well stocked beds and a separate paddock offering stabling and a barn.

To the front of the dwelling a gravel drive provides ample parking for several cars with a double garage offering secure storage.

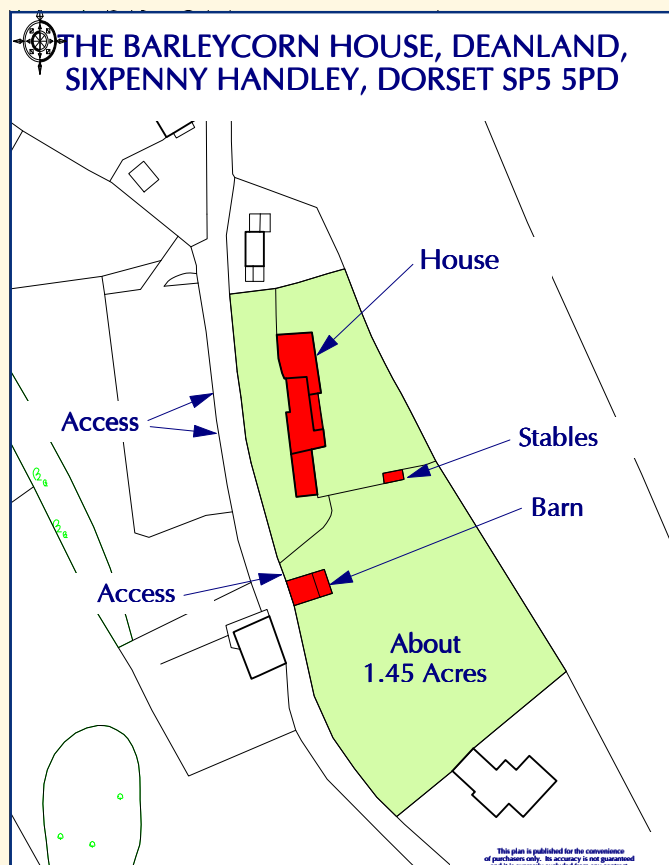
HOUSE

The accommodation comprises:

- Entrance hall
- Country kitchen & breakfast room with AGA
- Dining room
- Sitting room with Inglenook fireplace & window seat
- Drawing room with woodburner & window seat
- Conservatory
- Study
- Cloak, larder & boot room
- Master bedroom with en-suite bathroom,
- Bedroom 2 with en-suite shower room
- 2 further bedrooms and family bathroom
- Ground floor bedroom 5 with en-suite shower room
- Cellar
- Studio
- Barn & hayloft with potential (subject to planning)
- Double garage

GARDENS & GROUNDS

- Level lawned rear gardens with well stocked beds
- Separate paddock extending to 0.9 acres with its own road access
- Traditional brick built, stable block providing one loose box and a tack/feed room



- Corrugated barn with lean to
- Gravel front drive

In all the property amounts to some **1.45 acres**.

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Health & Safety Children must be supervised by their parents on site



Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Rights of Way There are no known public rights of way across the property

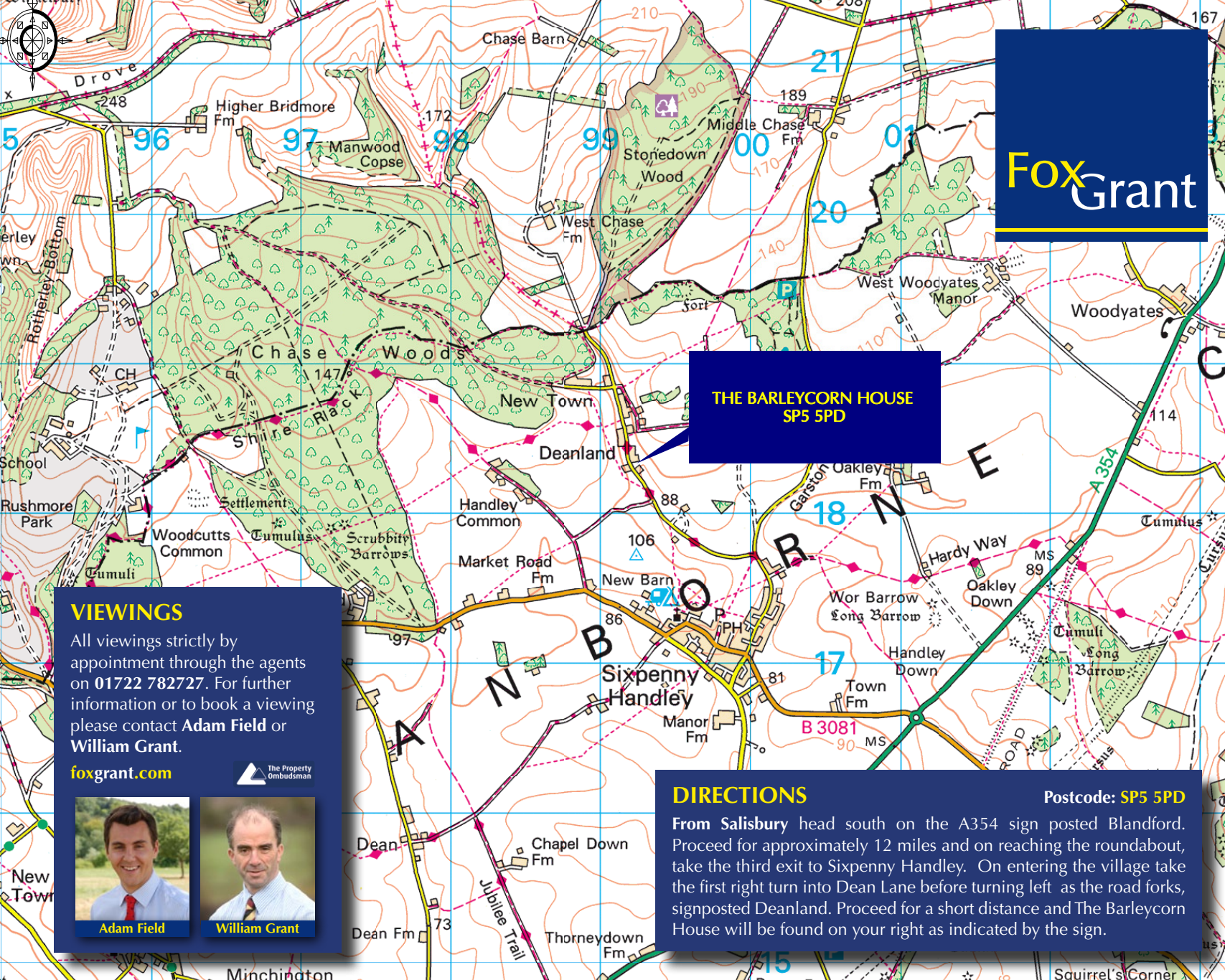
Authorities East Dorset District Council Tel: 01202 886201
Dorset County Council Tel: 01305 221000

Council Tax Band 'G'

Services Mains water and electricity with private drainage to a septic tank. Oil fired central heating.

Fixtures & Fittings All fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

Particulars Prepared in September 2017.



FoxGrant

THE BARLEYCORN HOUSE
SP5 5PD

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. For further information or to book a viewing please contact **Adam Field** or **William Grant**.

foxgrant.com





Adam Field



William Grant

DIRECTIONS

Postcode: **SP5 5PD**

From Salisbury head south on the A354 sign posted Blandford. Proceed for approximately 12 miles and on reaching the roundabout, take the third exit to Sixpenny Handley. On entering the village take the first right turn into Dean Lane before turning left as the road forks, signposted Deanland. Proceed for a short distance and The Barleycorn House will be found on your right as indicated by the sign.



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**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

**TOURISM
& LEISURE**

**EQUESTRIAN
SPECIALISTS**

TRUSTPILOT
★★★★★