

Symonds  
& Sampson



# Great House Farm

Stour Row, Shaftesbury, Dorset

# Great House Farm

Stour Row  
Shaftesbury  
Dorset SP7 0QQ

A delightful Grade II listed farmhouse with scope to modernise with lovely gardens and wonderful views to the south and west.



- Character Grade II listed farmhouse
- Scope to modernise and improve
- Large principal reception rooms
- First time on the market in over 100 years
  - Gardens of 0.93 acres
- Edge of village location with stunning views
  - Potential for further land
  - No onward chain

Guide Price **£825,000**

Freehold

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## THE PROPERTY

Great House Farm is a Grade II listed Marnhull stone farmhouse under a thatched roof and believed to have origins going back to the early 17th century. It has been in the same family for several generations and now on the market for sale for the first time in about 120 years having been bought by our client's grandfather and his brother from a Cambridge College sometime between 1900 and 1910. Internally the house has tremendous character and charm with the principal reception rooms having exposed stonework, wall and ceiling beams, deep window seats and open fires. The kitchen / breakfast room is a good size with a range of wooden wall-mounted and floor-standing units with a utility room and office beyond. The games room is an attached converted barn and is a fantastic space with vaulted ceiling open to full height, wooden panels and exposed stone walls. On the first floor there are three double bedrooms and a family bathroom with a separate wc. A staircase from the landing leads to useful attic rooms. The adjoining outbuildings, while currently useful storage, could convert, subject to listed building consent, to a stunning family kitchen with bi-fold doors opening to a south facing terrace and making most of the views.

## OUTSIDE

The property is approached via a long shared track from the village on to a drive where this is parking for four cars. The garden is predominantly to the south and east of the house with large, well-maintained lawns interspersed with mature trees, a central flower bed and a summerhouse. There are some wonderful far-reaching rural views to the distant hills and up to Shaftesbury. Great House Farm stands in just under an acre of garden and there is scope to purchase additional land to the south by separate negotiation.

## SITUATION

Great House Farm is situated on the southern side of the village and is reached from Dover Street via a long access road. The views to the north are over open fields and to Duncliffe Wood while the panoramic views to the south incorporate Melbury Beacon, Compton Abbas, Hambleton Hill and Bulbarrow and the surrounding countryside in the distance.

Stour Row is a desirable village situated about 5 miles from Sturminster Newton and 3 miles south of the Saxon hilltop town of Shaftesbury. Shaftesbury, made famous by its cobbled street Gold Hill is a popular town offering a good range of high street and boutique shops, supermarkets, secondary schooling and recreational facilities. Further east is the cathedral city of Salisbury offering the usual facilities and opportunities of a regional centre.

The property has the benefit of a rural position combined with good access to the A30 and a mainline station at Gillingham (6 miles). There is an excellent network of footpaths and bridleways to the surrounding countryside and Duncliffe Hill which provides breath-taking views over the Blackmore Vale. There are excellent junior, secondary and independent schools in the area.

## DIRECTIONS

What3words:///gangway.quack.beak

## SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

## MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.  
There is mobile coverage in the area, please refer to Ofcom's website for more details.  
Council Tax Band: G  
Dorset Council Tel: 01305 221000  
Rights of Way: Shared access road to the property.  
Photographs taken June 2026



# Stour Row, Shaftesbury

Approximate Area = 2267 sq ft / 210.6 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Outbuildings = 1043 sq ft / 96.8 sq m  
 Total = 3337 sq ft / 309.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1482101



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