



Symonds
& Sampson

Hillsfoot Farm

Shillingstone Dorset

Hillsfoot Farm

Brodham Way
Shillingstone
Blandford Forum
Dorset DT11 0TE

A period farmhouse with annexe, stable yard and 10 acres
in a beautiful position on a quiet country lane

 10.18 acres

- Extended and modernised farmhouse
- Currently arranged as a 3 bedroom principle residence
 - and a self-contained 2 bedroom annexe
 - 7-box stable yard and arena
 - Triple garage, workshop and barn
 - Free draining pasture land and a copse
 - Quiet rural yet accessible location

Guide Price **£1,400,000**

Freehold

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INTRODUCTION

Hillsfoot farmhouse has undergone a sympathetic program of extension, reconfiguring and modernisation by the current owners since purchasing in 2005 and now presents itself as a 3-bedroom principal house and a self-contained 2 bedroom annexe. The elements could easily be reconnected to form a single large dwelling of 3,700sq.ft.

The stable yard which has been well maintained and excellent land have previously supported the owners private equestrian set-up and more latterly a livery yard.

THE FARMHOUSE

Believed to date from the turn of the 20th century, the farmhouse is constructed of attractive brick and rendered elevations under a slate roof.

The house was extended in 2007 to provide the sun room and master bedroom and in 2011 to provide the single storey living room and utility.

Internally the rooms are well appointed and decorated in neutral light colours, providing a combination of tradition, natural light and size.

Rooms of particular note are:

- large 18ft sitting room with fireplace and inset woodburner
- modern living room with Contura woodburner
- south facing triple aspect summer room
- main bedroom suite with exposed rafters and south facing balcony with magnificent view over the land.



THE ANNEXE

Constructed in 2000 as an extension of the main house, it was split from the house in 2015 to create a self-contained annexe. It boasts a 20ft dual aspect sitting room and two double bedrooms. It also enjoys its own lawned garden with timber pergola.

GARDENS

The house and annexe are approached through wrought iron and brick pillared gates to a gravelled courtyard with plentiful shared parking. The farmhouse has lawned gardens and a large gravelled ornamental patio area at the rear.

THE OUTBUILDINGS

Enjoying a separate entrance off Brodham Way is an extensive range of timber with apex roof buildings which house:

- A triple garage and small gym
- 36ft barn
- Workshop and private pub
- L-shaped stable block with 4 stables and feedstore
- 3 further stables
- Childs Swiss style chalet
- 2 field shelters on the land





THE LAND

Adjoining the lane is a good sized duck pond surrounded by a number of fine mature trees. Benefitting from a third lane access point is a rubber surface Arena measuring 40m x 30m.

The land opens out to six conveniently sized paddocks, enclosed within a mixture of hedgerow and post and rail fenced boundaries and most have a mains water trough. The land has a slight rise to the centre which provides a wonderful outlook over the smallholding, surrounding countryside and wooded Shillingstone Hill beyond. A noteworthy feature is the relatively free draining and fertile greensand soil, making Hillsfoot Farm eminently suited to a range of agricultural, equestrian and horticultural uses.

The southern boundary is defined by a 0.7 acre mixed broadleaf Copse comprising oak, ash, hazel and willow, enhancing both the conservation value and amenity appeal of the property.

SITUATION

Hillsfoot Farm is nestled in a sheltered position in the lee of Shillingstone Hill off Brodham Way, a charming and quiet lane within a short drive or walk along lanes or across fields to the village centre.

Shillingstone village boasts a Co-op store, primary school, garage and fuel station and The Old Ox Inn.

The market town of Sturminster Newton (4 miles) and Georgian town of Blandford Forum (5 miles) offer a good range of retail, education, recreational and commercial facilities.

There is an abundance of leisure and recreational facilities in the area, including the North Dorset Trailway in the village for walking and cycling. Golf courses at Ashley Wood, Rushmore and Bulbury Woods. Water sports on the Jurassic coast and excellent horse riding from the property along country lanes, the trailway and direct into the vast Blandford Forest. The area is well known for many excellent schools in both the state and private sectors.

MATERIAL INFORMATION

Mains water and electricity to the dwellings and outbuildings.

Main gas central heating and Aga plus two woodburners.

Private drainage system.

A number of public footpaths cross the land, see sale plan.

A strip of land between fields is not in the title plan and possessory title is offered.

Broadband 23 Mbps.

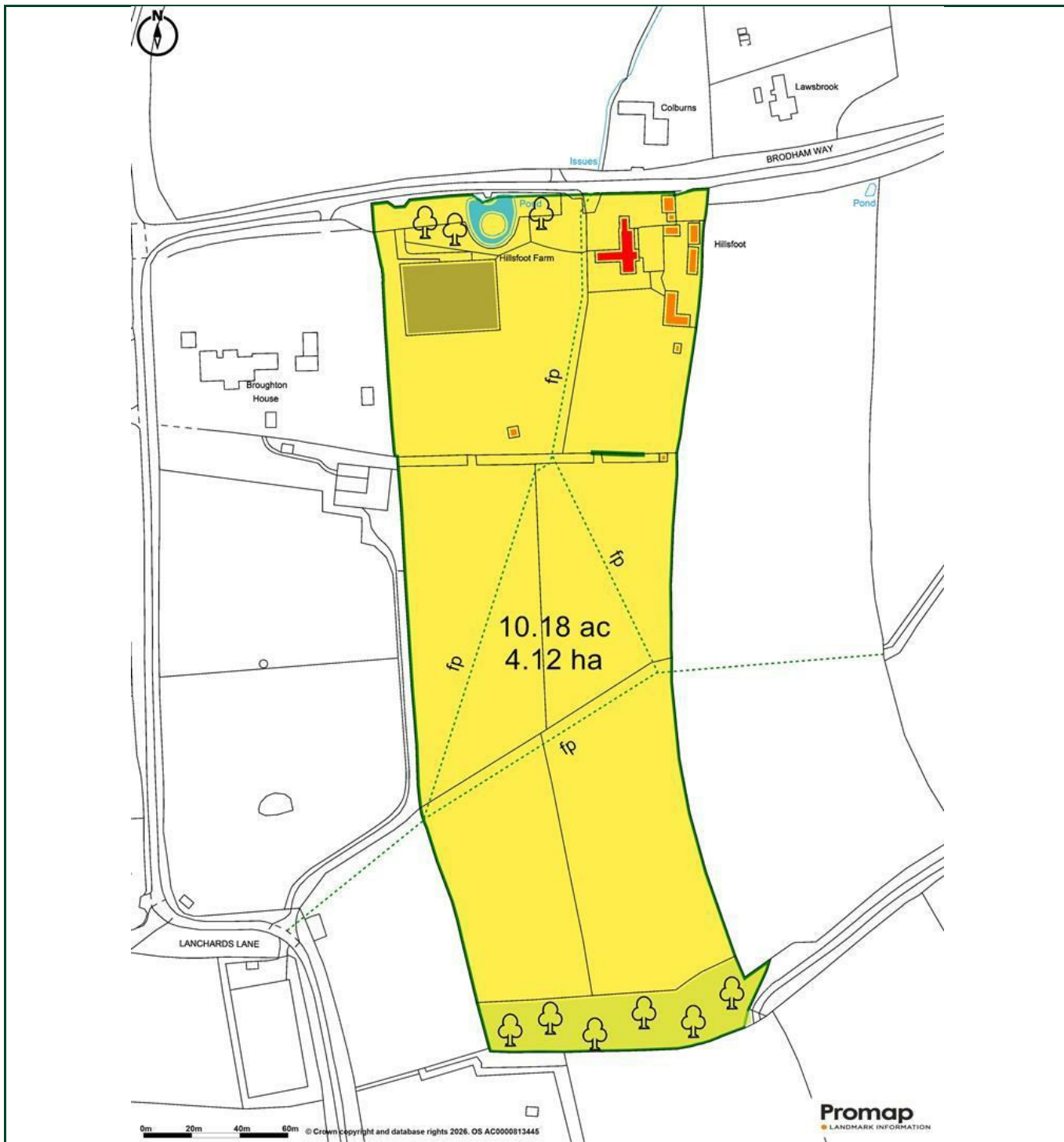
Mobile reception is fair.

Dorset Council Tax Bands: Farmhouse F, Annexe A.

EPC: Farmhouse C (71), Annexe C (75)

VIEWING

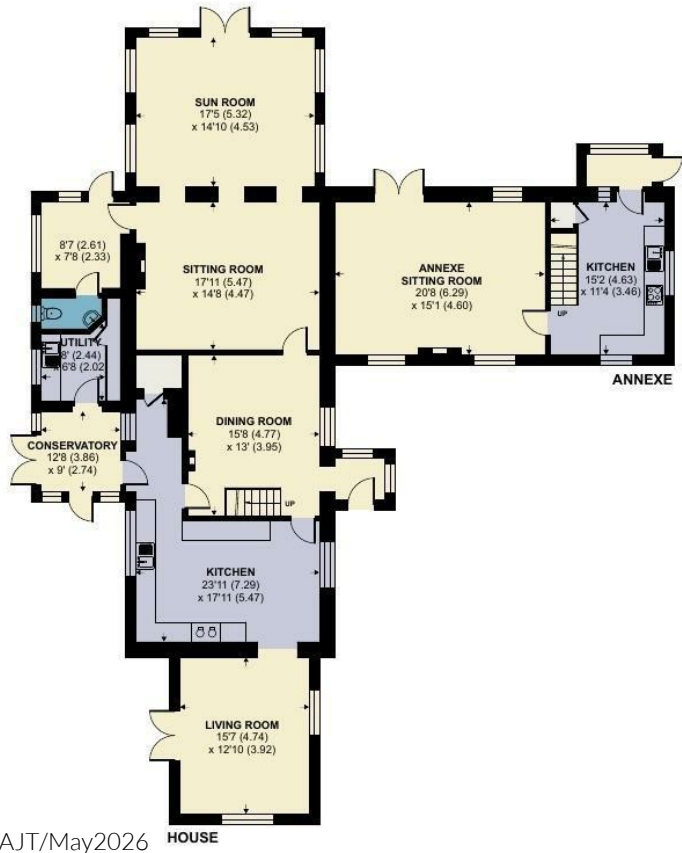
By appointment only through our Blandford Forum or Sturminster Newton offices.



House = 2687 sq ft / 249.6 sq m
 Annexe = 1021 sq ft / 94.8 sq m
 Garage = 553 sq ft / 51.3 sq m
 Outbuildings = 2089 sq ft / 194 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			



SturAg/AJT/May2026



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An aerial photograph of a large, well-maintained estate. The central focus is a large, two-story main house with white walls and a dark grey roof, featuring several red brick chimneys and a large glass-enclosed sunroom. To the left of the main house is a large, dark brown barn with a corrugated metal roof. In the foreground, there are several smaller outbuildings, also with corrugated metal roofs. The estate is surrounded by lush green fields, some of which are fenced. In the background, there are rolling hills covered in dense green trees, and a prominent white limestone cliff face is visible on the left. A silver car is parked on a gravel driveway to the right of the main house. The overall scene is bright and sunny, suggesting a clear day.

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