



# Henley Old Farm

Henley, Dorchester DT2 7BL

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An enchanting thatched former farmhouse set within a secluded acre of mature gardens, Henley Old Farm is a wonderful Dorset home full of character. Rich in period features and thoughtfully updated, it offers an atmospheric setting together with highly versatile accommodation, including a detached annexe and an impressive integral barn.



### **Accommodation**

Ground Floor: Entrance Hall | Sitting Room | Dining Room | Snug / Playroom | Kitchen / Breakfast Room | Pantry | Cloakroom | Study

First Floor: Principle bedroom with en suite | Three Further Bedrooms | Family Bathroom

**Threshing Barn:** Approximately 1351 sq ft

**Little Barn:** Detached | Sitting room | Shower Room | Mezzanine Bedroom

**Outside:** Mature grounds totaling approximately 1 acre

## The House

Henley Old Farm is thought to have begun life as a pair of cottages, later reconfigured into a single dwelling of charm, history and personality. Today, the house is a supremely comfortable home, sensitively updated while retaining its original features.

Entered via a central hallway with flagstones underfoot, the sitting room immediately conveys the home's character. A generous space with a cross-beamed ceiling, it is anchored by an impressive open inglenook fireplace complete with bressummer beam and beautifully preserved bread oven — the perfect spot for winter evenings. Beyond this lies a light and spacious study, fitted with bookshelves and enjoying a south-facing aspect, with French doors opening straight onto the terrace for an all-season workspace.

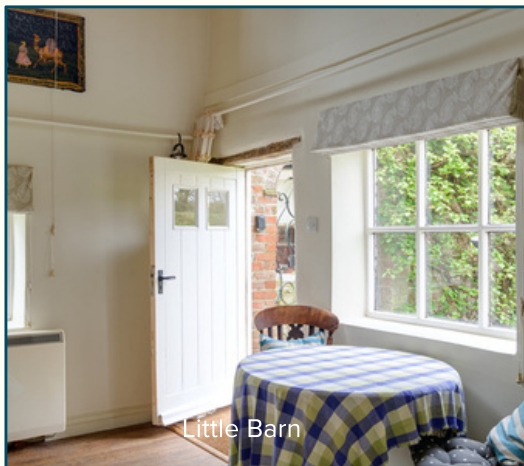
The atmospheric dining room, with its early plank-and-muntin screen, window seats and disused inglenook fireplace, offers a wonderfully evocative setting for gatherings. Adjoining it is a cosy snug/TV room, which in turn provides direct access to the former threshing barn — an extraordinary space with soaring height and arrow-slit windows, ideal for games, a workshop, garaging, studio use, parties or significant storage.

To the west, the kitchen/breakfast room is bright and welcoming, fitted with a good range of cabinetry and centered around a two-oven electric Aga. French doors open to a sheltered terrace perfect for morning coffee. A cloakroom, separate utility room and a stable door to the garden complete the ground floor.

Two staircases, a nod to the property's original layout, lead upstairs to the generous principal bedroom with recessed wardrobe and en-suite bathroom. Three further bedrooms share the family bathroom, with bedroom four also linking to the principal bedroom, allowing use as a dressing room if desired.







Little Barn



Little Barn

### Threshing Barn

Fabulous integral barn providing ample scope for multiple uses. Exposed rafters and full of character.

### Little Barn

Opposite the threshing barn sits Little Barn, a detached brick-built annexe offering superb ancillary accommodation. It includes a living room, shower room and a bedroom on the mezzanine level, making it ideal for guests, older children, a work space and creative pursuits. It can also be let out providing a source of income.



## Gardens & Grounds (Approx. 1 Acre)

The gardens wrap around the house on all sides, creating a sense of privacy and enclosure rarely found. Approached through a timber five-bar gate, the driveway offers ample parking and turning space.

A second five-bar gate leads to a large lawn, edged with mature shrubs and well-stocked borders that ensure colour and structure throughout the seasons. Two generous terraces — one reached from the study and breakfast area, the other at the top of the garden — provide beautiful vantage points, including views across the valley and towards the surrounding farmland.

A raised pond with a gentle water feature brings soothing sound and movement, while established trees, including an ancient Yew, offer shade and presence. There is also:

- A vegetable patch
- Timber greenhouse
- Former piggery and covered storage area
- A small woodland garden, alive with spring bulbs and wildflowers

Every corner of the garden has something different to offer — from quiet places to read to open lawns for play.



## Location

Henley Old Farm sits within the peaceful hamlet of Henley, at the top of the beautiful Piddle Valley, an Area of Outstanding Natural Beauty celebrated for its rolling pastures, footpaths and rural tranquility. Agriculture shapes the landscape here, and the setting is idyllic. Nearby Buckland Newton (½ mile) offers a village shop, pub, church, active community and first school.

Both Dorchester and Sherborne are within easy reach. Sherborne brings its Abbey, boutiques, cafés, Waitrose and excellent schooling, while Dorchester offers further amenities including a mainline railway station and vibrant town centre. The Jurassic Coast — from Weymouth to Ringstead — is around a 35-minute drive.

## In Summary

Historic, atmospheric and full of character, Henley Old Farm is a Dorset home of exceptional charm. With its one-acre garden, versatile barn, detached annexe and beautiful interiors, it offers a rare combination of heritage, space and rural peace — yet remains wonderfully connected to nearby towns, schools and coast.



# Henley Old Farm, Henley, Dorchester

Approximate Area = 2680 sq ft / 248.9 sq m

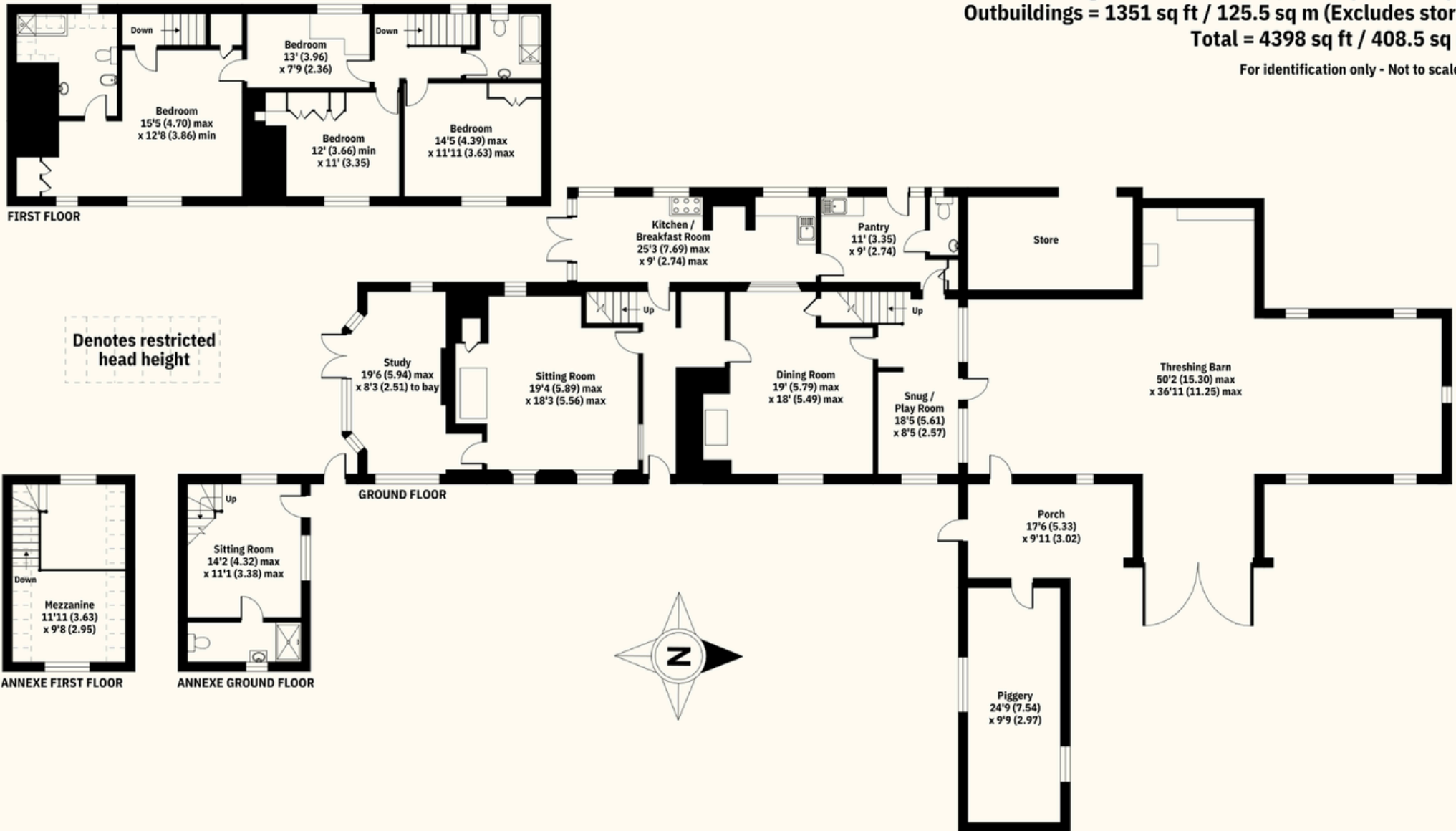
Annexe = 268 sq ft / 24.8 sq m

Including Limited Use Area(s) = 99 sq ft / 9.1 sq m

Outbuildings = 1351 sq ft / 125.5 sq m (Excludes store)

Total = 4398 sq ft / 408.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

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## Services

Mains water, electricity, oil fired central heating.

## Directions

Postcode: DT2 7BL

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## Property Information

Tenure: Freehold

Local Authority: Dorset

Council Tax Band F



VIEWINGS BY APPOINTMENT :

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