



## MILL HOUSE

WEST STREET, WINTERBORNE STICKLAND, DORSET

JACKSON-STOPS 

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WEST STREET, WINTERBORNE STICKLAND, BLANDFORD FORUM, DORSET

# A BEAUTIFULLY RESTORED PRACTICAL PERIOD HOUSE AND GARDEN IN A POPULAR VILLAGE SETTING



### DISTANCES

BLANDFORD FORUM 4.5 MILES

DORCHESTER 16 MILES

SHERBORNE 19 MILES

POOLE & BOURNEMOUTH  
(STATION) 20 MILES

SALISBURY (STATION) 28 MILES

### KEY FEATURES

- Charming grade II listed house
- Wonderful character and period features
- Generous accommodation, nearly 2,300 sq/ft
- Three fine reception rooms
- Drawing room with inglenook and oak panelling
- Dining hall with stone and tile floor
- Second sitting room with fireplace and stove
- Kitchen, boot room and separate utility area
- Four generous bedrooms and family bathroom
- Private drive and ample parking
- Large Car Barn with two sets of double doors
- Mill stream and lovely garden
- **In all about 3/4 of an acre.**



## DESCRIPTION

There was a mill listed at Stickland in the Domesday survey, and it is likely it was on the same site as Mill House. This charming house has an interesting history, and it retains many fine original features. The core of the present house dates from the 16th Century but as you might imagine with a house that is over 400 years old there have been alterations and additions, and you can read the history of the house by looking at the mix of stone, tile and timber floors, huge beams, oak panelling and wonderful fireplaces. In more recent times the house was extensively restored in the early 1990's and it was acquired by our clients about 15 years ago and they have continued to update and maintain the house to a high standard. The previous owners rewired, upgraded the heating and installed a smart bathroom, and the current owners fitted the new kitchen, installed a treatment plant and last year the thatched roof was dressed and re-ridged (it was last re-thatched as whole in 2013). The house is very well presented in a style that suits its age and character, and the accommodation, which extends to nearly 2,300 sq/ft, is much lighter and better proportioned than a lot of houses of this age. The double ended drawing room has two inglenook fireplaces, plank and muntin panelling, and timber flooring. The beamed dining hall has an unusual folding front door and a stone and tiled floor, and the sitting room has another fireplace and steps down to a modern kitchen breakfast room. A boot room and cloak room complete the ground floor and upstairs there are four generous double bedrooms and a large family bathroom with a separate shower. Mill House is a charming and much more practical house than its age might lead you to think, and the history of alteration suggests there could be scope for more alteration, to create new spaces and perhaps add another bathroom to what is already an extremely comfortable home.





## OUTSIDE

Mill House is set well back from the village street in a lovely garden that extends to over  $\frac{3}{4}$  of an acre. To the front a five-bar gate opens onto a circular gravel drive off which there is a substantial thatched Car Barn with two sets of double doors, plenty of parking and a stone path to the front door. The winterborne (a winter river) runs through the garden and in times of high water it overflows the bank higher upstream and flows along West Street, the original course of the river. The leat to power the mill came from a pond where the village hall is today and in the garden you can still see the stone waterfall where the mill wheel worked. Either side of the drive there are wide lawns with the mill stream (leat) running down one side, and on the other side of the house, beyond a stone terrace with access from a door in the drawing room, there is a large productive vegetable garden. Across the stream a less formal and unmanaged part of the garden includes an old orchard that might be brought back in hand, and be an enjoyable project for the next owners.

## SITUATION

Winterborne Stickland is a popular village located in one of the pretty valleys to the west of Blandford Forum, a stone's throw from Bulbarrow and Milton Abbey, in an area of National Landscape (formerly an AONB). The village has a thriving community with a pub, sports ground, nursery school and busy village hall, and over the hill in Milton Abbas there is another pub, a farm shop and café, and doctor's surgery. For a wider range of shops and services it is only a short drive into Blandford with its historic Georgian market square, M&S Food Hall, Tesco and Lidl superstores, and beyond that it takes about  $\frac{1}{2}$  hour to reach the county town of Dorchester or Sherborne. Easy access onto the A31 makes commuting to Poole, Ferndown and Bournemouth straight forward, and a quick link to the M27 takes you to Southampton and Portsmouth, and up to London via the M3.

There is plenty of opportunity for sport and recreation in the area, with fine walking, riding and cycling in the countryside around the village and lots of local sports clubs. For water sport and sailing, Poole Harbour, Studland Bay and Dorset's renowned Jurassic Coastline are within 45 minutes' drive to the south. This part of Dorset is also known for its excellent choice of schools. There is a popular primary school in Winterborne Whitechurch, secondary schools in Blandford and Dorchester, and independent schools nearby include Milton Abbey, Bryanston, Sherborne, Canford and Claysmore as well as Hanford, Sandroyd, Castle Court and Dumpton prep schools.

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## PROPERTY INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity and water. Private drainage (treatment plant). Oil fired heating.

**Broadband and Mobile:** Good broadband (FTTC available in village) and mobile coverage. For more information on both go to [www.ofcom.org.uk](http://www.ofcom.org.uk)

**Covenants and Easements:** The Land Registry Official copy of the title suggests covenants and easements affect this property. Please seek specific advice from a solicitor.

**EPC:** Exempt (listed)

**Local Authorities:** Dorset Council.  
01305 221000 / [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

**Council Tax:** Band F. Charge for the year 2026/27 £3,903.14

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## DIRECTIONS

For Satnav use DT11 0NT and What3words **gosh.piglets.bookcases**

Leave Blandford going over the river bridge and the mini roundabout at the entrance to Bryanston School and taking the second right turn signed to Winterborne Stickland. As you enter the village bare left and when you reach the pub on the left (The Crown), turn right into West Street and Mill House will be found on your right after about 100 yards.

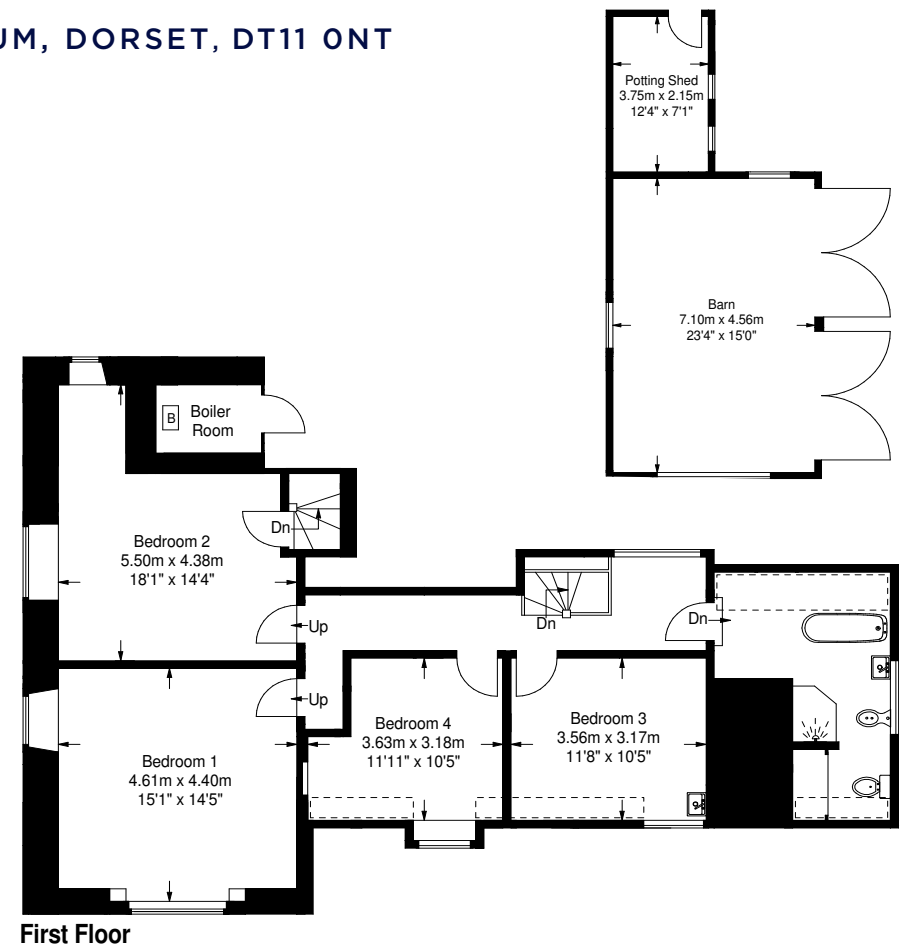
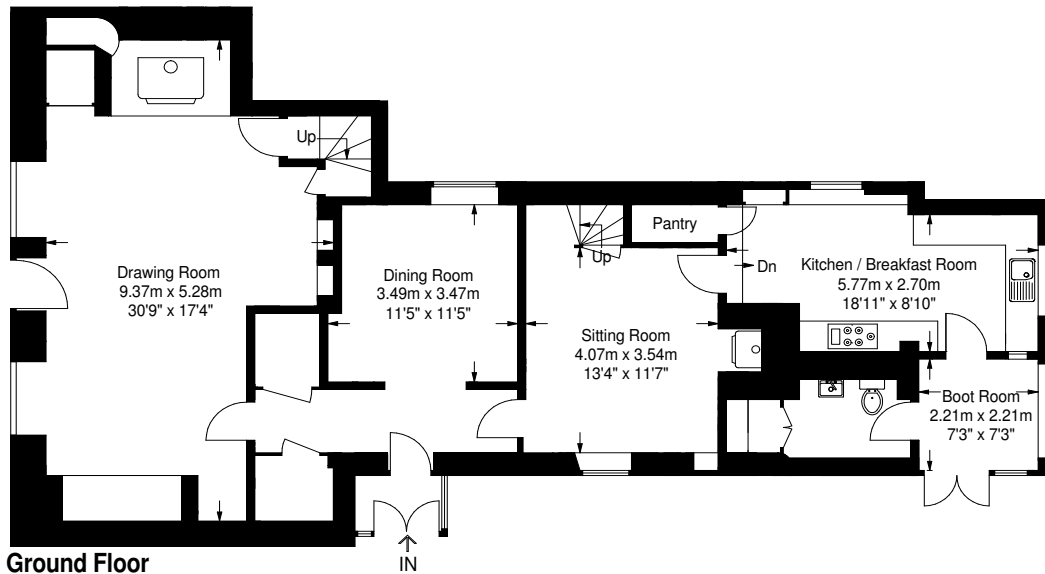
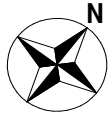
**Viewing:** Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002.



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TOTAL APPROX. FLOOR AREA 2756 SQ FT / 256.1 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

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**JACKSON-STOPS**   
PROPERTY EXPERTS SINCE 1910