

East Knighton Farm







East Knighton Farm

East Knighton, Dorchester, Dorset, DT2 8LG

A character-filled country home with land and versatile outbuildings, offering exciting renovation potential, flexibility and the chance to create a truly bespoke rural retreat.

- 6 bedroom farmhouse
- Barn and detached granary
- Potential to develop/improve subject to consents
- Gardens and paddock
- CTB F | EPC C
- In all Circa 2.66 acres
- Private drvieway and parking
- No onward chain
- Semi-rural location
- Freehold

Guide Price £895,000

Stags Dorchester

01305 443443 | dorchester@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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THE PROPERTY

A Grade II listed country residence with 17th-century origins, the property immediately stands out for its traditional stone and brick construction, complemented by a pitched slate roof that gives the house a distinctive and enduring presence. Set within approximately 2.66 acres of grounds, including a paddock, it offers over 5,300 sq ft of accommodation across the main house, a two-storey granary, a substantial detached barn and a former stable building. Now requiring modernisation, it presents an excellent opportunity for a new owner to carry out a sensitive programme of refurbishment and adapt the property to suit their own needs while retaining its period character.

The main house has a naturally welcoming feel, with well-proportioned rooms and traditional features that reflect its age. On the ground floor, the sitting room, dining room and additional reception room provide comfortable spaces for everyday living. The kitchen and breakfast room, with gas-fired Aga, forms the centre of the home, supported by a utility room and pantry, and several further rooms offer useful options for a study, snug or hobby space.

Upstairs, six bedrooms are arranged around a central landing, along with four bathrooms. The first floor offers good flexibility, whether for family life, guest accommodation or home working, with clear scope for updating as part of the wider refurbishment.

The grounds have a relaxed, country feel, with informal garden areas, open lawns and a paddock that backs onto surrounding fields, creating a peaceful rural setting. The detached barn provides valuable space with potential for a range of future uses, subject to the necessary consents. The separate two-storey granary and former stable building add further versatility, offering scope for storage, workshop use or the creation of a studio-style area.

Overall, the property combines period charm, generous proportions and the opportunity to create a home tailored to individual needs.













SITUATION

The property is located in the rural hamlet of East Knighton, a sought-after Dorset location positioned between Dorchester and Wareham. Surrounded by open countryside, the area offers a balance of rural living and accessibility, with excellent access to local amenities, transport links and the coast. The nearby village of Wool provides a range of day-to-day facilities, including shops, schools, medical services and a mainline railway station with services to London Waterloo. The spectacular Jurassic Coast, including Lulworth Cove and Durdle Door, is just a short drive away, while numerous walking and riding routes can be found throughout the surrounding countryside. Within the village itself, The Countryman Inn is within walking distance, providing a popular local pub and restaurant at the heart of the community.

SERVICES

Mains electricity, water, gas and drainage. Gas fired central heating & Aga. Predicted broadband services and mobile coverage can be found on the Ofcom website.
Local Authority: Dorset Council. Areas of Outstanding Natural Beauty (England) Natural England: Dorset

AGENT'S NOTE

The balance of a 10 year guarantee (from May 2023) is available to a new owner for the treatment of Japanese Knotweed.

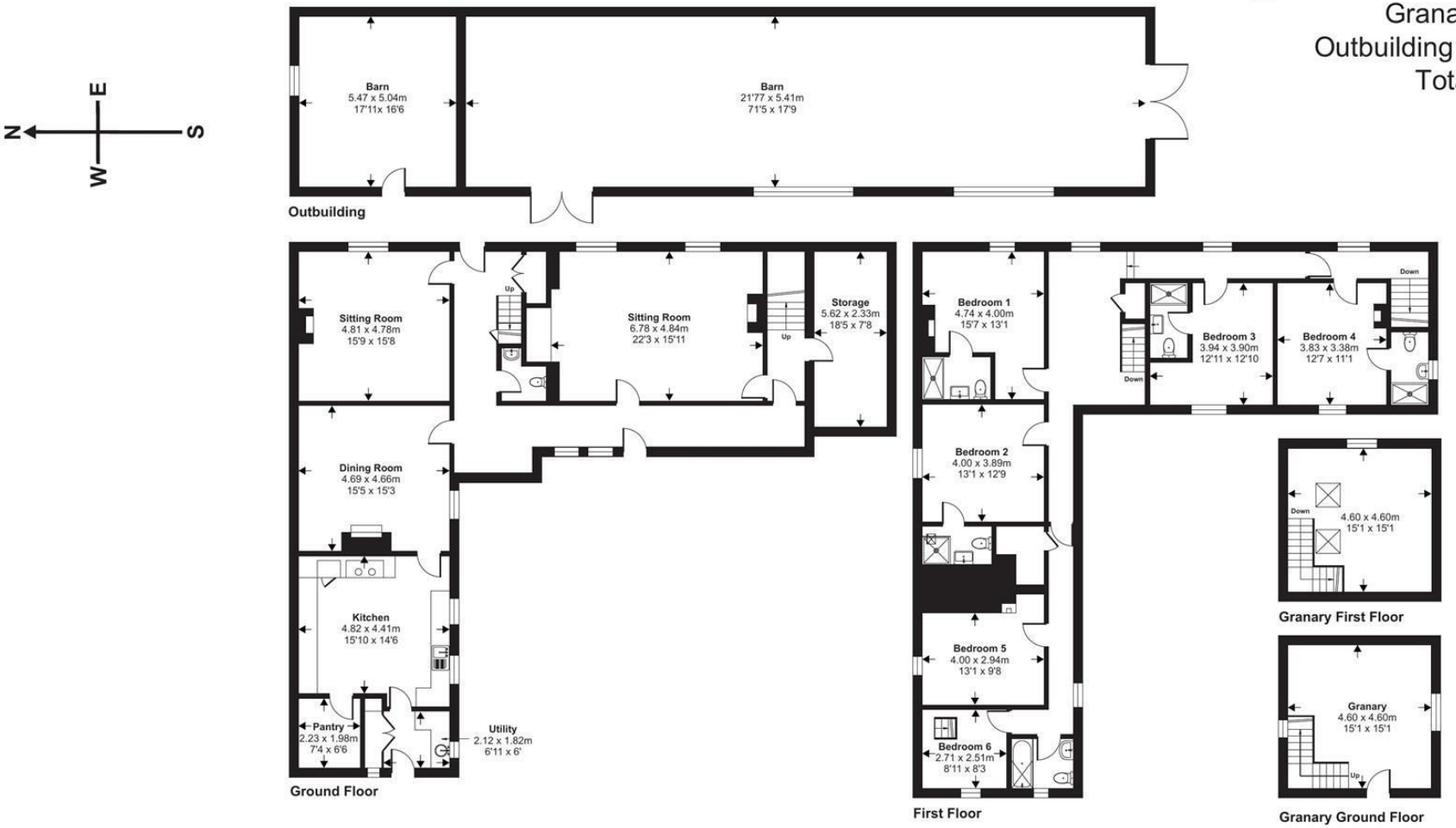
The property flooded in 2020. The claim was for 'Flood Surface run-off into the home'. Since then a drainage ditch around the perimeter has been added and the council/highways department have added completely new drainage under the road.

The property is not registered with the land registry.

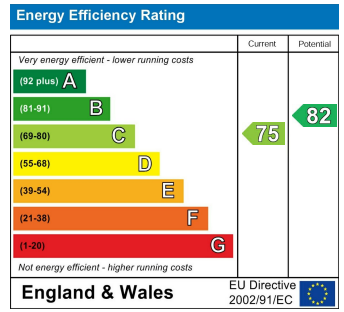
DIRECTIONS

What3words///bends.crouches.invent
Google Drop Pin: https://maps.app.goo.gl/pooMGK1fxVHbKX4bA

Approximate Area = 3306 sq ft / 307.1 sq m
Granary = 456 sq ft / 42.3 sq m
Outbuilding = 1579 sq ft / 146.6 sq m
Total = 5341 sq ft / 496 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1479754



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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