



RIDGEWAY FARM SHILLINGSTONE, DORSET

Situated in an Idyllic Setting, an Award Winning Equestrian Themed Luxury Glamping
Business in the Heart of the Blackmore Vale

SITUATION

Sturminster Newton 4 miles, Shaftesbury 9 miles, Sherbourne

Mainline Train Services: Gillingham to London Victoria (2hrs)

International airports: Bournemouth International 23 miles, Bristol 54 miles, Southampton 47 miles

Ridgeway Farm is a unique multi award winning holiday destination in a truly breathtaking spot in North Dorset on the edge of Blandford Forest with outstanding panoramic views to Shillingstone, Hambledon Hill and the Blackmore Vale. Perfectly positioned for providing miles of off road walks and riding with excellent access to a host of tourist attractions. The nearby Georgian market town of Blandford offers a diverse range of shopping and dining opportunities.

LOCAL SPORTING AND RECREATIONAL FACILITIES

The walking, cycling and riding opportunities from Ridgeway Farm are extensive and lead directly into the Blandford forest. Further walking and riding can be enjoyed on The Wessex Ridgeway and Dorset Trailway. The nearest racecourse is Wincanton and local hunting is with the Portman who have Pony Club attached.

RIDGWAY FARM

Meticulously built from scratch with incredible thought and attention to detail to create an equestrian themed luxury glamping site. The setting generates a feeling of wellbeing and complete relaxation with total privacy and tranquillity.

Offered with excellent facilities and well-designed throughout, there is huge potential to grow the business further, diversify into a wellness resort or adapt into a wedding venue. With the backdrop of the forest to one side and the Blackmore Vale to the other, the setting is sublime.

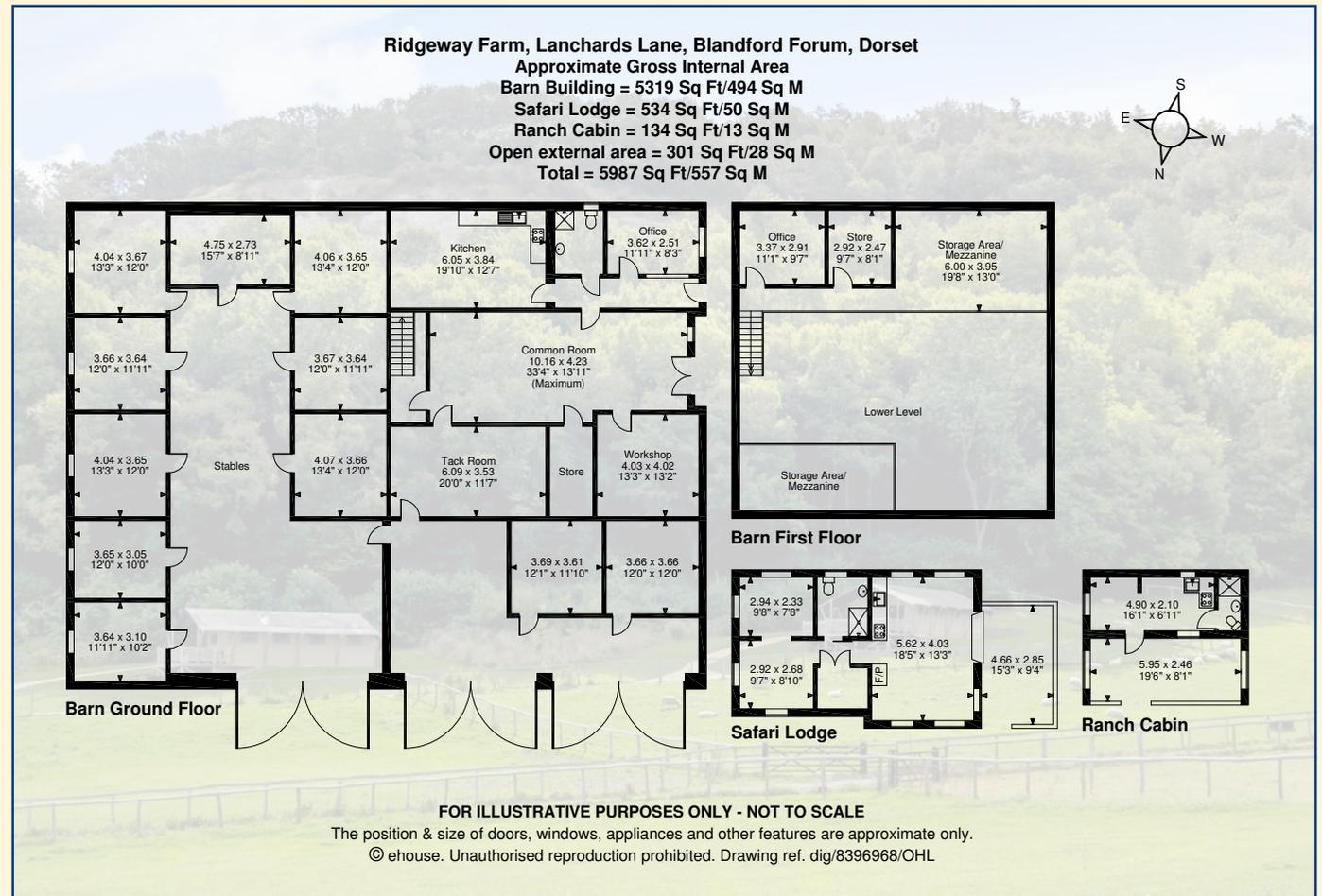
The whole site is well laid out over 13 acres to provide each cabin and lodge a great degree of privacy. The glamping site offers fabulous glamping facilities, a variety of individual paddocks with all weather walkways, excellent landscaping and large barn including family entertainment room.

GLAMPING CABINS AND LODGES

Three cedar cabins with covered verandas and three canvas lodges with large viewing decks are perfectly situated around the edge of a natural coombe with uninterrupted views across rolling countryside and the hill forts of the Wessex Ridgeway. There is considerable scope to add further lodges and cabins throughout the site without impacting on the privacy for guests.

CABINS

The three, bespoke, cedar cabins were hand built by Plankbridge, master hut makers. Each is designed to represent a different stage of pioneer living; Trappers, Gold Panners and Ranchers. Sleeping up to four people in a fixed king size bed and two occasional bunks, each



cabin contains a seating area, fully equipped kitchen with gas oven, hob, a Belfast sink and fridge. The fully plumbed en suite bathrooms have full sized showers, a basin and WC. Covered verandah with dining table.

LODGES

The three canvas lodges, on their raised wooden platforms, offer spectacular views across the Blackmore Vale. The lodges have solid wooden floors and internal walls, three sleeping areas, internal bathrooms and an open plan kitchen/living room that extends beyond the canvas to open faced decks. Each has a wood burning stove surrounded by a sofa and armchair, a solid wood dining table and chairs and well-equipped kitchen with gas hob, fridge, sink and combination microwave oven. The master bedroom has a king size, four poster bed, with twin single beds in the room adjacent.

The third room, specifically designed to appeal to children, is an elevated king size cabin bed under which can be found a play area housing a desk, chair and bean bags.



LEISURE/BUSINESS FACILITIES

The current owners have created a themed function room that can be used as a central entertaining area for functions or guests, leading off this are the workshop and linen/cleaning store room. There is an office, large shower room and generous kitchen/dining room. Above the ground floor rooms of the barn are two storage platforms and a huge void which would benefit from adding floor to enable full usage, it would be perfect as a managers apartment (subject to planning) There is also a shepherd's hut situated adjacent to the barn furnished as an honesty shop with an extensive range of locally sourced supplies and souvenirs.

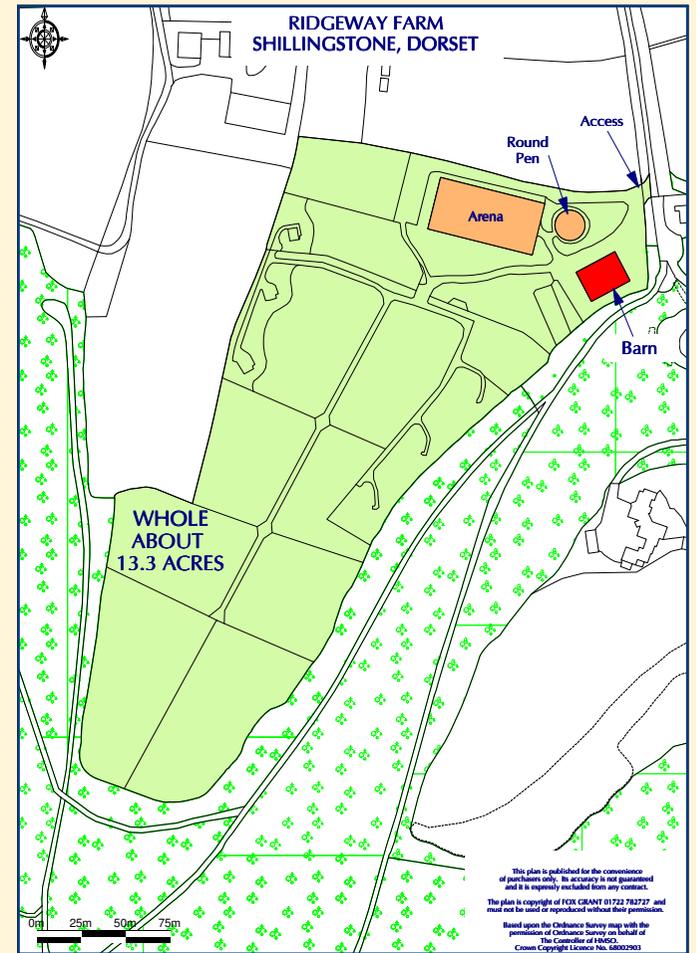


EQUESTRIAN FACILITIES

Exceptional open fronted barn containing 11 large stables, plenty of covered hardstanding, hay barn and tack room. There is a superb 60m x 30m arena and further round pen with viewing platform. The 12 paddocks are well laid out with ranch style fencing and all weather walkways in between. One of the paddocks has been set up as a chalk based track system with large Horse Ark.

AGENT'S NOTES

Fox Grant and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof. Water: Private borehole and mains. Sewerage: Treatment plant for accommodation, Septic tank for offices and stables Electricity: Mains (three phase) Gas: Bottled for accommodation. The



Fox Grant

**RIDGEWAY FARM
DT11 0TF**

VIEWINGS

All viewings strictly by appointment through the agents on **01722 782727**. Please contact Charlotte Roberts-Barr or William Grant or further details or email charlotte@foxgrant.com william@foxgrant.com



Charlotte Roberts-Barr



William Grant

foxgrant.com



DIRECTIONS

From the A350 southbound take the A357 towards Sturminster Newton, at Shillingstone turn left into Gunn Lane and then bear right into Brodham Way. At the T-junction turn left into Lanchards lane, follow this to the end and Ridgeway Farm is found on the right hand side.

Postcode: DT11 0TF

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**