



HINTON MILL FARM

HINTON PARVA • WIMBORNE MINSTER • BH21 4JG

CONTEMPORARY RURAL LIVING



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## HINTON HILL FARM

TUCKED AWAY IN THE HAMLET OF HINTON PARVA, WITHIN THE BUCOLIC ROLLING HILLS OF THE DORSET COUNTRYSIDE, LIE THE RESIDENCES AT HINTON MILL FARM – A BESPOKE NEW-BUILD CONVERSION OF A CENTURIES-OLD DAIRY FARM INTO NINE LUXURY 2 & 3 BEDROOM HOMES.



This charming pastoral setting, within the Cranborne Chase & West Wiltshire Downs Area of Natural Beauty, is only three and half miles from the quaint town centre of Wimborne Minster and 11 miles from the large coastal town of Poole, which offers excellent connections to the mainline train stations to London.

Local amenities in the nearby historic market town of Wimborne Minster encompass a welcome balance of specialist shops, independent boutiques and high street stores, including Waitrose. The development's close proximity to recreational areas, such as the New Forest and Poole Harbour – the world's second largest natural harbour – presents residents with a host of leisure possibilities. In addition, the surrounding area also offers access to a fine selection of state, private and prep schools, along with Canford Public School.





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WITH A COLOURFUL HISTORY DATING BACK  
TO THE TIME OF JOHN OF GAUNT IN THE 15<sup>TH</sup> CENTURY,  
HINTON MILL FARM WAS THE FORMER DAIRY OF  
THE GAUNTS ESTATE, WHICH DURING ITS HEYDAY...



...COMPRISED SOME 2,000 ACRES. GAUNTS HOUSE,  
THE MAIN GRADE II LISTED RESIDENCE OF THE ESTATE,  
IS THE ANCESTRAL SEAT OF THE 10<sup>TH</sup> BARONET  
OF EWELL AND THE 6<sup>TH</sup> BARONET OF GAUNT.









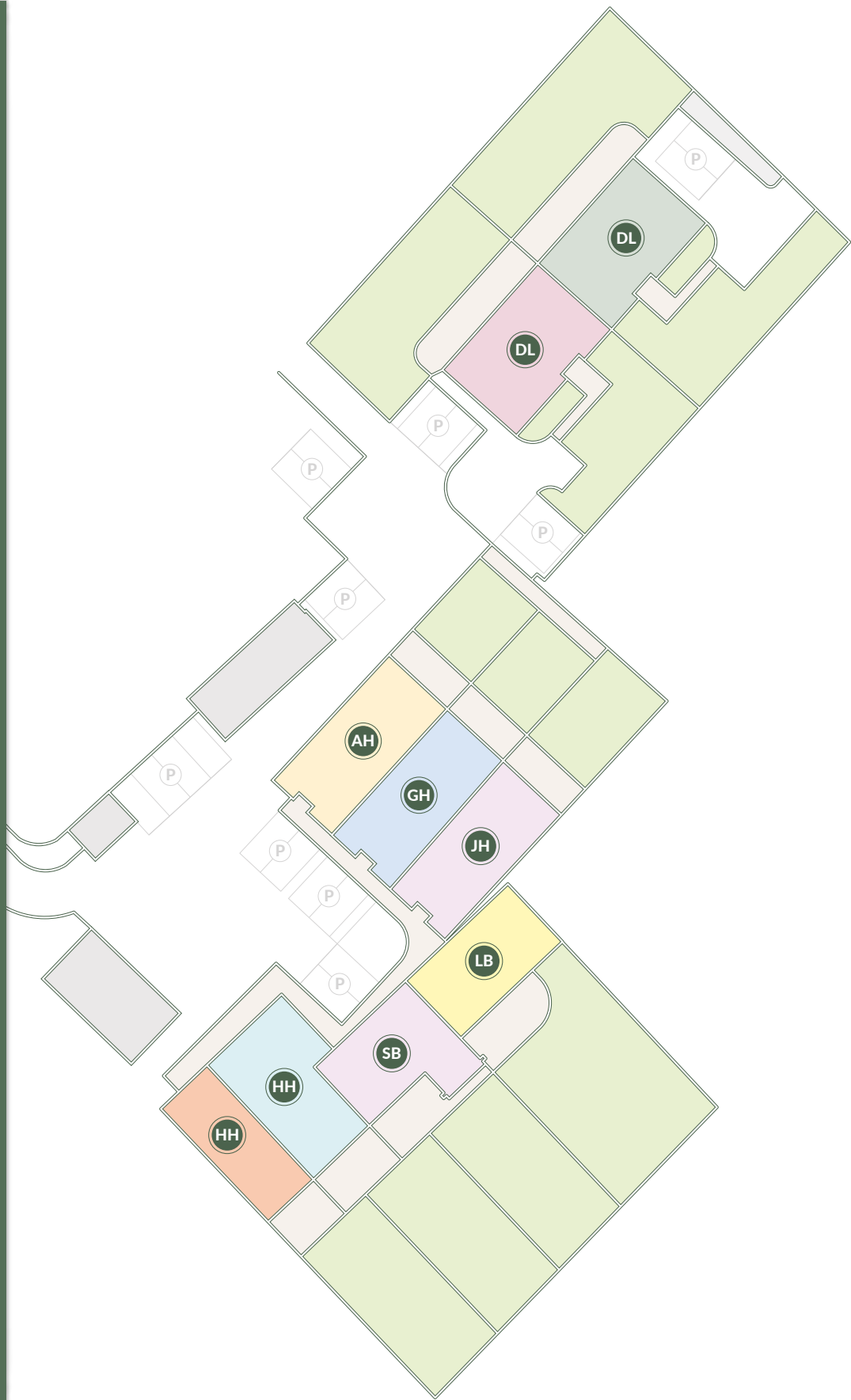
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# SITE PLAN & FLOOR PLANS

## UNIT KEY

- JERSEY HOUSE
- GALLOWAY HOUSE
- ANGUS HOUSE
- LONGHORN BARN
- SHORTHORN BARN
- HOLSTEIN HOUSE
- HEREFORD HOUSE
- DEXTER LODGE
- DEVON LODGE

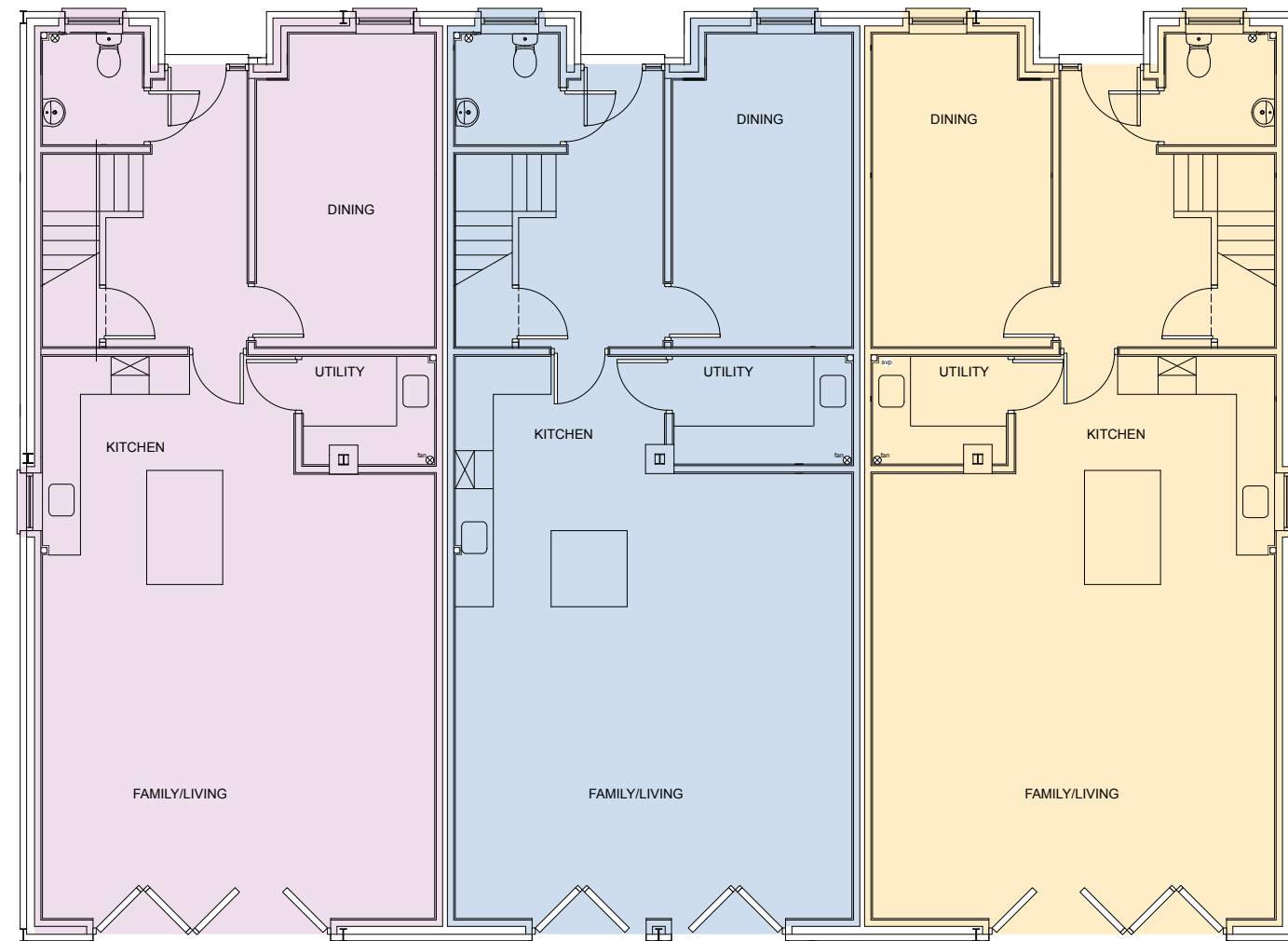




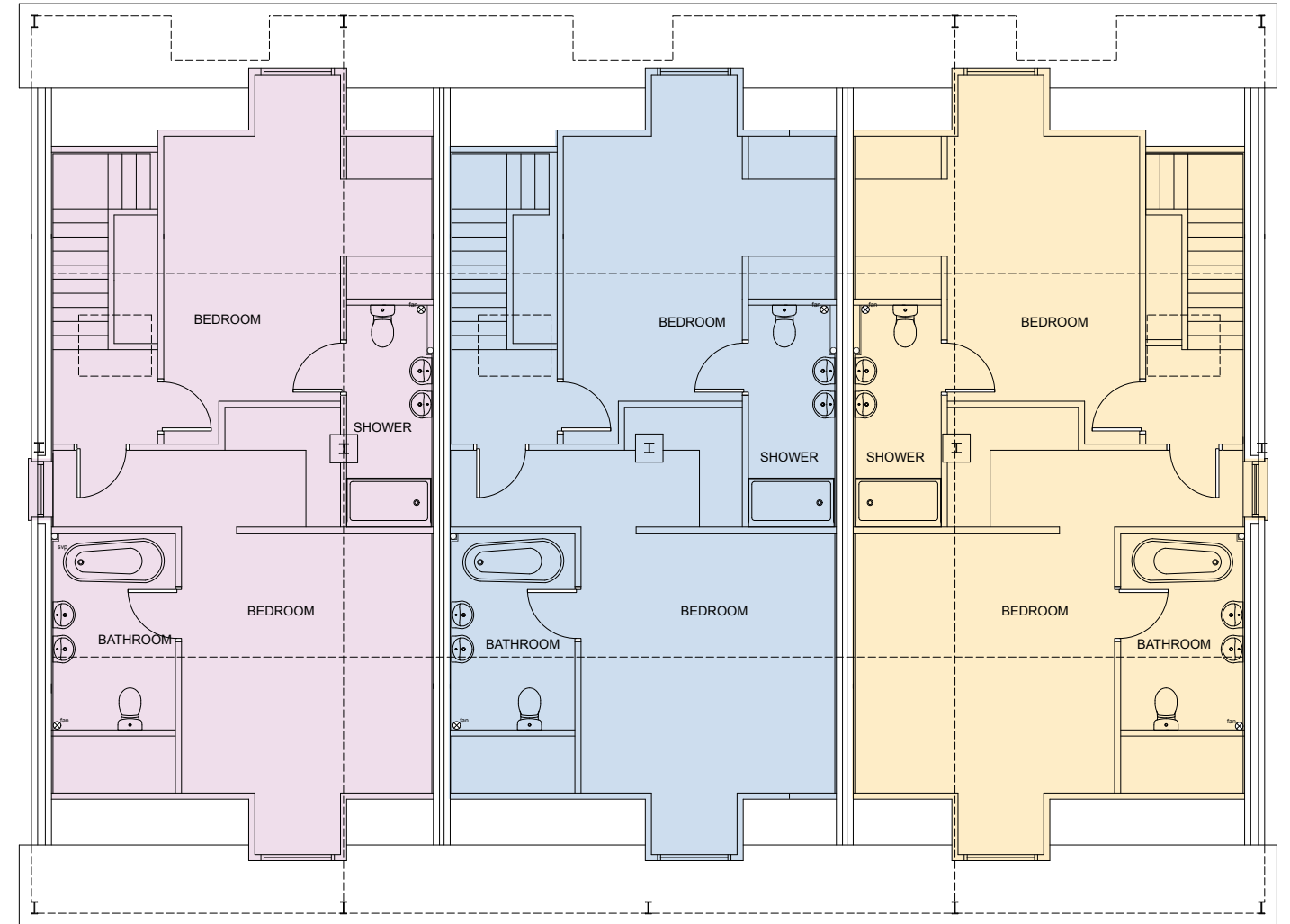
JERSEY HOUSE

GALLOWAY HOUSE

ANGUS HOUSE



GROUND FLOOR



FIRST FLOOR

JERSEY HOUSE

Internal area	151.3 SQM	1628 SQFT
Kitchen / Living	20ft x 20.7ft	
Family Room / Bed 3	16ft x 8.10ft	
Bedroom 1	19ft x 13.8ft	
Ensuite	9.10ft x 5.11ft	
Dressing Room	8.6ft x 6.6ft	
Bedroom 2	17.11ft x 10ft	
Ensuite	11ft x 4.7ft	

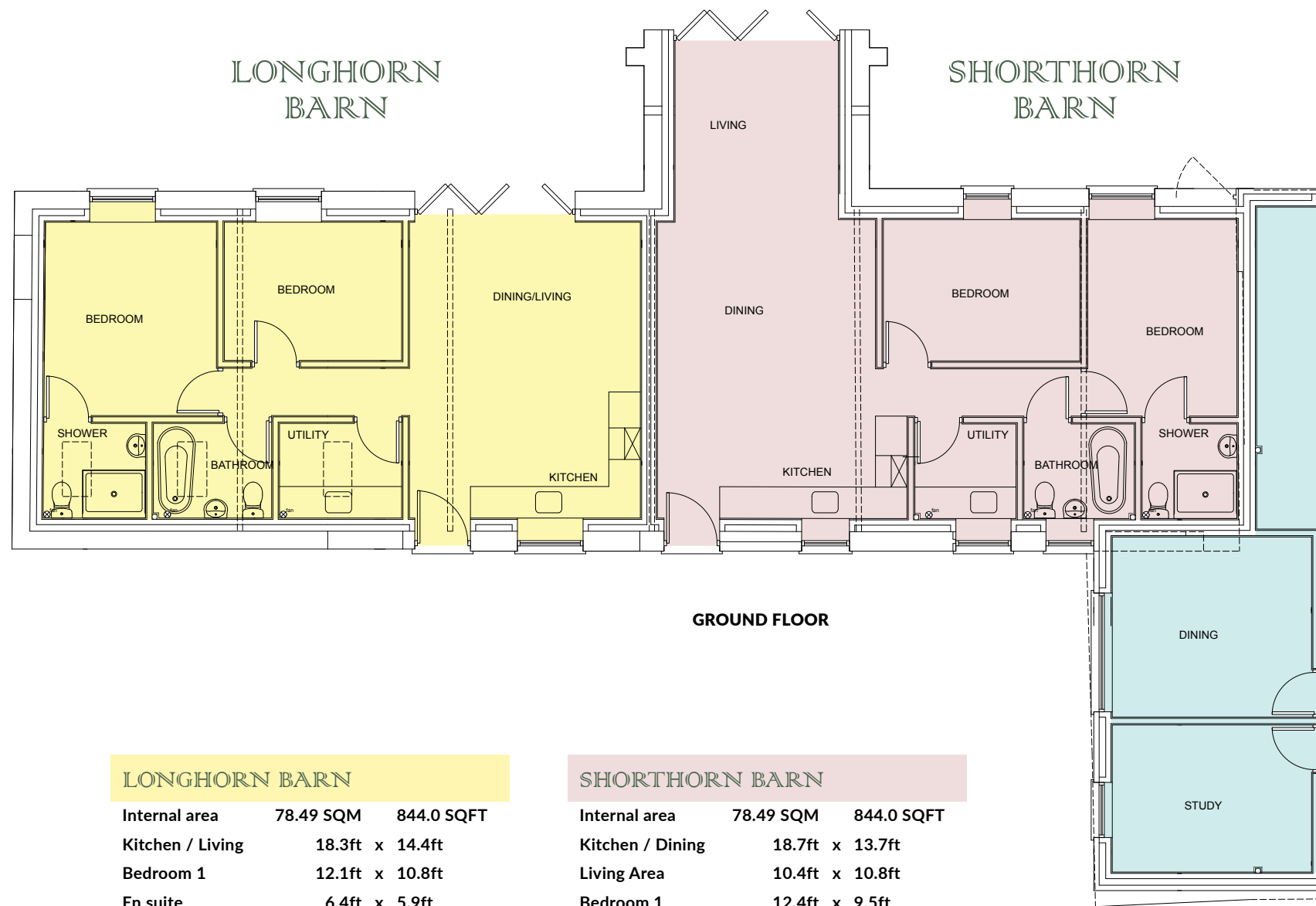
GALLOWAY HOUSE

Internal area	152.99 SQM	1646 SQFT
Kitchen / Living	29.10ft x 20.6ft	
Family Room / Bed 3	16ft x 8.10ft	
Bedroom 1	20.4ft x 13.7ft	
Ensuite	9.6ft x 5.11ft	
Dressing Room	9.6ft x 6.6ft	
Bedroom 2	17ft x 9.10ft	
Ensuite	11ft x 4.7ft	

ANGUS HOUSE

Internal area	155.1 SQM	1669 SQFT
Kitchen / Living	29.10ft x 20ft	
Family Room / Bed 3	16.2ft x 8.10ft	
Bedroom 1	19.6ft x 13ft	
Ensuite	9.6ft x 5.11ft	
Dressing Room	9ft x 6.6ft	
Bedroom 2	18ft x 9.4ft	
Ensuite	11ft x 4.2ft	





**LONGHORN BARN**

Internal area	78.49 SQM	844.0 SQFT
Kitchen / Living	18.3ft x 14.4ft	
Bedroom 1	12.1ft x 10.8ft	
En suite	6.4ft x 5.9ft	
Bedroom 2	11ft x 8.7ft	
Bathroom	7.3ft x 5.9ft	
Garden area	?? SQM	

**SHORTHORN BARN**

Internal area	78.49 SQM	844.0 SQFT
Kitchen / Dining	18.7ft x 13.7ft	
Living Area	10.4ft x 10.8ft	
Bedroom 1	12.4ft x 9.5ft	
En suite	5.9ft x 5.9ft	
Bedroom 2	12.1ft x 8.7ft	
Bathroom	6.8ft x 5.9ft	

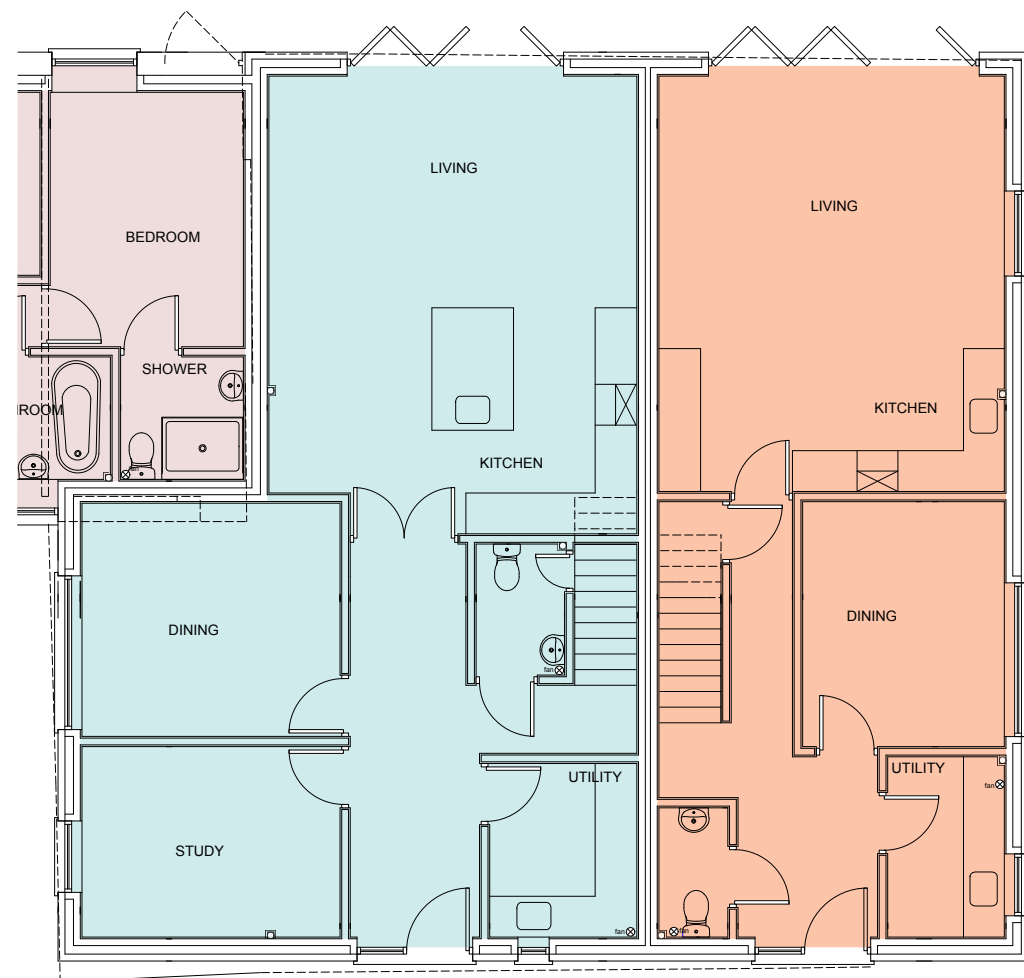


## HOLSTEIN HOUSE

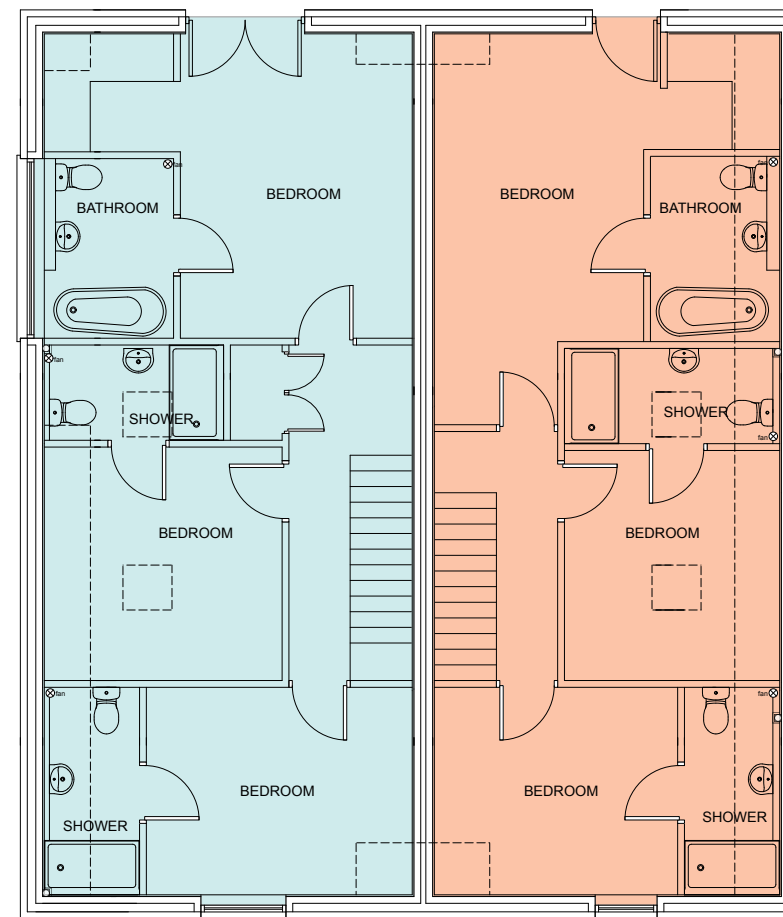
## HEREFORD HOUSE

### HOLSTEIN HOUSE

Internal area	154.4 SQM	1661 SQFT
Kitchen / Living	21ft x 18ft	
Dining Room	12.4ft x 11.4ft	
Study	12.4ft x 9.1ft	
Bedroom 1	15.7ft x 11.1ft	
Dressing Area	6.2ft x 5.5ft	
En suite	8.5ft x 6.2ft	
Bedroom 2	12.7ft x 9.8ft	
En suite	12.4ft x 5.9ft	
Bedroom 3	11.1ft x 11.1ft	
En suite	8.5ft x 4.5ft	



GROUND FLOOR



FIRST FLOOR

### HEREFORD HOUSE

Internal area	128.48 SQM	1382 SQFT
Kitchen / Living	20ft x 16.7ft	
Dining Room	9.5ft x 11.8ft	
Bedroom 1	15.7ft x 10.1ft	
Dressing Area	6.2ft x 5.5ft	
En suite	8.5ft x 6.2ft	
Bedroom 2	11.8ft x 10ft	
En suite	12.4ft x 5.9ft	
Bedroom 3	10.1ft x 11.1ft	
En suite	10.1ft x 4.5ft	



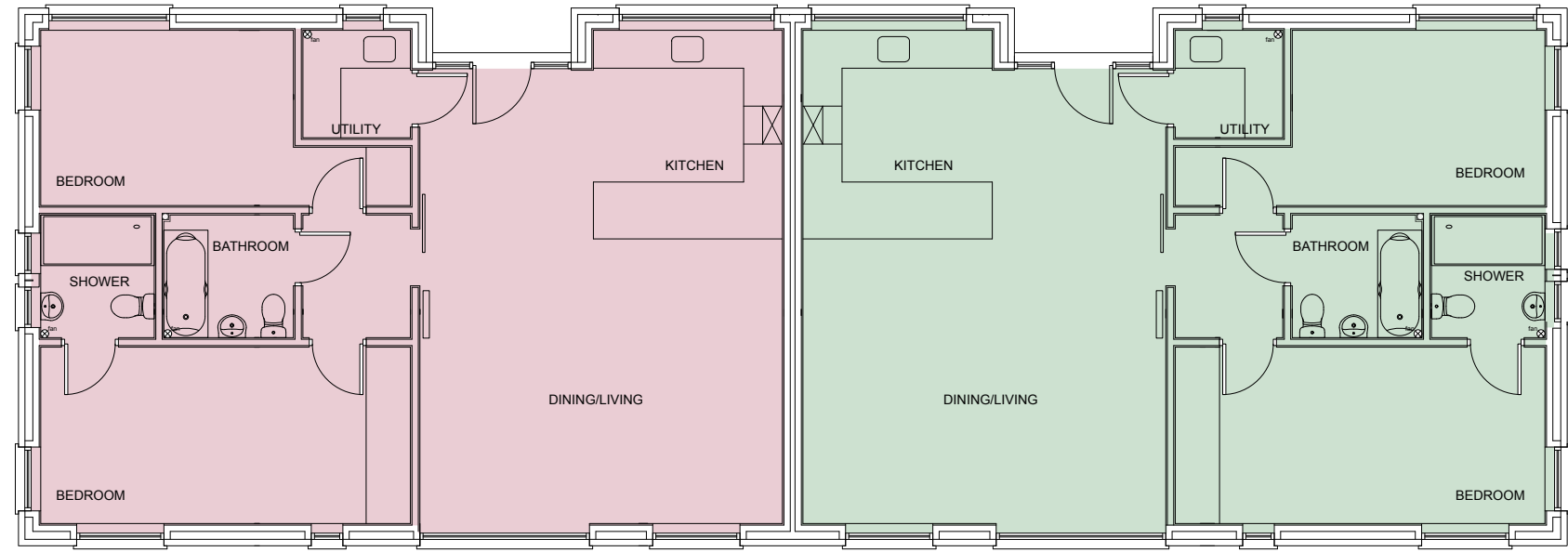


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DEXTOR LODGE

DEVON LODGE



GROUND FLOOR

DEXTOR LODGE

Internal area	89.6 SQM	964.0 SQFT
Kitchen / Living	25.8ft x 18.8ft	
Bedroom 1	19ft x 8.10ft	
Ensuite	6.6ft x 5.7ft	
Bedroom 2	8.6ft x 12.11ft	
Bathroom	6.6ft x 5.6ft	

DEVON LODGE

Internal area	89.7 SQM	965.0 SQFT
Kitchen / Living	25.11ft x 18ft	
Bedroom 1	19ft x 8.10ft	
Ensuite	6.6ft x 5.8ft	
Bedroom 2	8.6ft x 12.11ft	
Bathroom	6.6ft x 5.7ft	





## SPECIFICATIONS

- Electric Boilers
  - 'Porcelanosa' Kitchens & Bathrooms
  - Underfloor heating to all ground floors
  - Radiators on first floor levels (*\*where applicable*)
  - Karndean or LVT to living areas
  - Plush carpet to bedrooms
  - CAT5 Capability cabling
  - Fibre optic high-speed internet connectivity
  - Private terracing & landscaped lawns
  - Two allocated parking spaces
  - Disabled access to all front doors
  - Communal visitor spaces





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