

INIGO



Gaines House

KINGTON MAGNA, DORSET

£1,500,000 FREEHOLD

Built from beautiful local stone, this Grade II-listed five-bedroom house lies at the edge of Kington Magna, a tranquil hamlet embraced by countryside in the Blackmore Vale, Dorset. It was originally constructed around 1750 as a farmhouse and has undergone alterations and additions in successive phases over the years, culminating in a substantial red-brick Victorian extension completed in the 1890s. While the expansive internal plan spans some 3,540 sq ft, the house is also surrounded by generous and established gardens of over an acre and a half.

Setting the Scene

Believed to date from around the 12th century, the medieval village of Kington Magna is perched on the slopes of a limestone hill, at the heart of the lush and fertile Blackmore Vale. Praised by novelist and poet Thomas Hardy for the beauty of its landscapes, the valley is mainly given to pasture and unfolds in a gently ordered patchwork of rolling hills, verdant fields and tidy hedgerows.

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Built around 1750 and extended as the farm prospered, Gaines House is nestled at the foot of a gentle hill that rises toward the village parish. Having been in the same hands for over 20 years, the house has evolved with care, preserving all its period character while accommodating modern living. A wealth of original features has been impeccably preserved, including exposed beams and stonework, several fireplaces, window seats, and a combination of tiled and parquet flooring.

The Grand Tour

Set back from the street at the peaceful edge of the village, the house sits behind an inviting front lawn, enclosed by a traditional stone wall and soft hedging, all framing a white-painted pedestrian gate. By car, the house is approached via a gravelled side driveway leading to a parking area and double garage at the back.



The original Georgian rubble stone frontage is defined by symmetry and elegant proportions, harmoniously arranged across three bays and two storeys. It is punctuated by casement windows with horizontal bars and topped by a clay-tiled roof. At the centre, set within a 19th-century lattice porch, is a part-glazed, four-panelled front door, the home's name proudly displayed above.

Entry is to a generous hallway on the ground floor, setting the tone for the rest of the interiors with exposed timber frames, butter-yellow floral wallpaper by Cole & Son and Victorian floor tiles in a Geometric pattern underfoot.

The plan unfolds in an L-shaped layout, with a series of internal hallways linking the original front range to the later rear extension. Sensitively appointed by the current owners, the interiors combine an organic, timeless palette with a considered mix of natural textures, such as exposed stone and timber.

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There are two reception rooms on each side of the hallway, both overlooking the front garden. Immediately to the right is the drawing room, anchored by a spectacular inglenook fireplace and bread oven, with a stone and brick hearth and a wood-burning stove - a contemporary addition. At its side is a generous recess, likely part of the original structure. Exposed beams trace the ceiling, and wooden floorboards extend underfoot. Finished with a neutral palette, it has glazing on two aspects, inviting in natural light and shuttered casement windows with charming seats overlooking the garden.

Opposite across the hall is the expansive dining room, which also brims with original features. It is painted in a decadent aubergine-purple hue and has carpet underfoot, creating an atmospheric backdrop, with plenty of space for a generous dining table.

Straight ahead from the entrance, geometric tiled flooring continues into a central hallway, which connects to the rear portion of the house as well as to a further hallway, with direct access to the garden.

Part of the rear extension, the inviting family room is finished with a warm, earthy palette, with walls painted in Crimson by Zoffany and elegant parquet flooring in a herringbone pattern. Large sash windows draw in abundant natural light, creating a space that feels both intimate and uplifting. It is anchored by an open fireplace, flanked by alcoves with built-in cabinetry and bookshelves.

A door gives way to the bright kitchen, centred around an informal dining area. Vibrant with colour and texture, it is fitted with a bank of bespoke, traditional sage-painted farmhouse units, with timber countertops and a yellow-tiled splashback. Designed with the keen cook in mind, it is equipped with a four-oven electric Aga, a double Belfast sink, and extensive prep space. A dual-aspect orientation allows natural light to spill in from morning through to evening. Geometric floor tiles in warm terracotta tones ground the space with period character.

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From the kitchen, a door leads into a fully fitted utility room, fitted with matching cabinetry, and with plenty of space for storage. Here, a secondary staircase connects to the principal bedroom on the first floor. It has direct access to the garden, ideal for easy maintenance of the outdoor space. The plan further unfolds to the office/games room, with bright blue painted brickwork and a door leading to the garden. Also on this floor is a separate WC room, conveniently positioned at the centre of the plan.

From the hallway, the main staircase ascends to a spacious and part-galleried landing on the first floor, with views over the front garden, exposed beams and a neutral palette and carpeting underfoot for an overall tranquil feel.

The principal bedroom is at the rear, where it benefits from a generous dual aspect layout and additional private access via a secondary staircase. Finished in a neutral palette with soft carpeting underfoot, it has a retreat-like atmosphere, filled with natural light pouring from large sash windows and views over the leafy landscape. A wall of fitted wardrobes provides abundant space for storage.

Generously sized and bright, the en suite is well-appointed with a neutral palette and has a freestanding bath, a separate shower and a marble-topped double basin vanity unit. There is a large sash window, and soft carpeting extends underfoot.

There are a further four spacious bedrooms on this floor, all finished in a cohesive, neutral colour scheme, fitted with built-in storage, and with views of the village's rooftops and the countryside beyond. A substantial dual-aspect room is positioned at the front, complete with a cast-iron fireplace flanked by cabinetry within the alcoves. One of the rooms, currently used as a study, would also make a convenient dressing room for the principal suite.

The airy shared bathroom has walls clad in white metro tiles and floors lined with geometric patterned tiles. It has a large bath, traditional fittings, and practical built-in storage space.

There are three lofts above, which could be converted, subject to obtaining the necessary consents. The largest of these stretches across the entire front of the house has panelling that may indicate it was once used as accommodation.

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The Great Outdoors

Set within a 1.6-acre plot of private grounds, the house is surrounded by gardens thoughtfully designed to offer beauty all year round, with minimal upkeep.

At the front, a walled grassy lawn unfolds along both sides of the building, strengthening the connection of the house to the idyllic natural landscape.

Accessed at the rear from French doors in the hall, a stone-paved terrace is organised with distinct areas for outdoor dining and sitting, bordered by neat rows of scented lavender. Leafy climbers weave their way across the stone and brick elevations, enhancing the sense of calm and enclosure.

Wonderfully private, informal gardens stretch out toward the rear, sheltered by tall yew hedging and established trees such as silver birch, ash, lime, weeping willow and horse chestnut. An enchanting orchard with apple and pear trees offers the perfect setting for outdoor dining and barbecues in the warmer season. Beyond it, a further grassy area is designed to accommodate a spacious marquee to host large gatherings and receptions.

Between the house and the garage is a former piggery, now used as a store. There is a double garage and a secure parking space on the driveway.

Out and About

Kington Magna is nestled in the rolling green pastures of the Blackmore Vale in Dorset. The region is known for its exceptional countryside, fitting for those keen to embrace the outdoors. Kington Magna is a historic village with a 14th-century church and a village hall that still functions as a centre for community activities.

Nearby local pubs include The Stapleton Arms and The Ship, both known for their seasonal menu and far-reaching views out over the surrounding hills. A 10-minute drive away, the town of Gillingham offers a wide range of everyday amenities, including a GP, a dental surgery, a veterinary, along with a Waitrose supermarket.

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A little further afield, Frome, Castle Cary and Bruton all provide various shopping, educational, recreational and cultural facilities. The popular Bruton is home to the members-only Newt hotel restaurant and gardens, Michelin-starred Osip restaurant and internationally acclaimed Hauser and Wirth art gallery, with surrounding gardens by Piet Oudolf.

There are several highly regarded independent schools in the area, including Port Regis Prep School, Sherborne School, Sherborne Girls, Leweston and Clayesmore.

There is a rail service from Gillingham to London Waterloo that takes around two hours. Bristol, Bournemouth, and Exeter airports are all just over an hour's drive away, offering connections within the UK and to many international destinations. Southampton Airport is also accessible.

Council Tax Band: G

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About

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