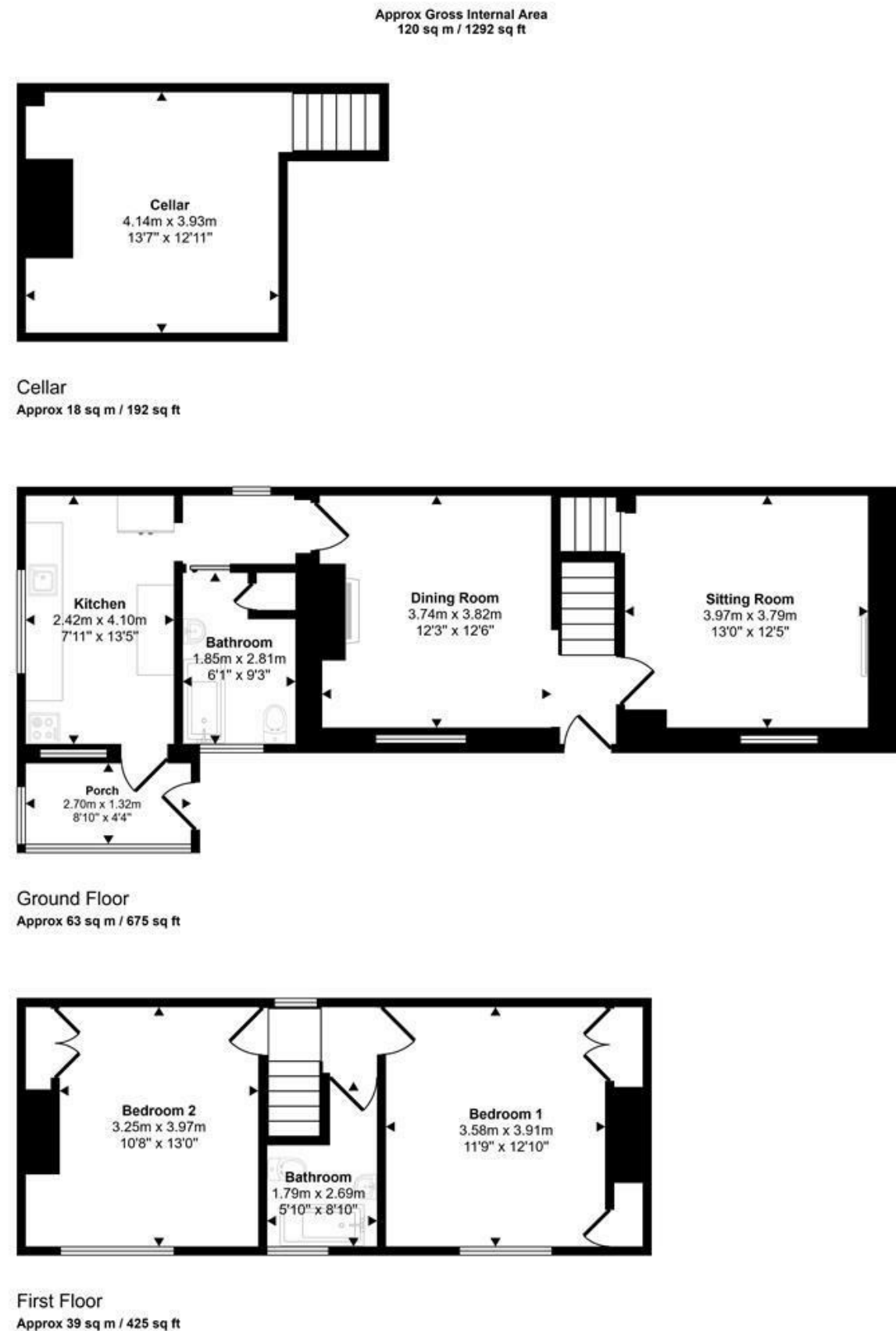




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Cucklington
Wincanton

Offers In Excess Of
£600,000

A Characterful 18th-Century Country Cottage with Boundless Potential and Breath taking Views of the Blackmore Vale

Tucked away in the idyllic village of Cucklington, nestled high on a ridge above Thomas Hardy's beloved Blackmore Vale, Harmas is a captivating 18th-century stone cottage that marries period charm with contemporary comfort. Recently refurbished with care and architectural sensitivity, this two-bedroom home is rich in character and offers planning permission for a rear extension, the conversion of a detached barn into a one-bedroom annexe, and an additional orangery or space ideal for a home office or gym. With thoughtfully landscaped gardens, stunning panoramic views, and modern sustainable features, Harmas presents a rare opportunity to shape a truly exceptional countryside residence.

Harmas is a rare find—full of soul, wrapped in nature, and ready for its next chapter. Whether you're looking for a peaceful rural retreat or a canvas to create a truly spectacular country home, this cottage offers both a place to pause and space to dream



The House

The House

Step inside and you'll find a space that's quietly stylish and thoughtfully composed. Grounded by original details—exposed beams, slate flagstones, an original bread oven, a generous inglenook fireplace—Harmas is warm and welcoming. The sitting room is painted in a deep, earthy tone and centres around a log burner, perfect for cosy winter evenings. Both South facing, across the hall, a bright dining room captures sunlight throughout the day, with original floorboards and a wood burner enhancing its timeless feel.

The kitchen, charming in its current form with handmade cabinetry and views stretching across the vale, has approved plans designed by architect Charles Gillespie to create a light-filled kitchen/dining/living space, complete with utility room and downstairs shower/WC.

Upstairs, two restful bedrooms enjoy soft natural light and calming views. A newly installed bathroom, and the sensitive redecoration throughout, reflect a considered approach to restoration.

Other recent upgrades include:

- New hardwood double-glazed windows
- Photovoltaic panels and an air-source heat pump system for sustainable heating and hot water
- EV charging point
- Refitted staircase and re-carpeted floors
- A vast, powered, and lit loft space
- Basement plant room housing the heating system

Outside

Commanding 180-degree, uninterrupted views across the breathtaking Blackmore Vale, this cottage offers a front-row seat to one of Dorset's most picturesque landscapes. From sunrise to starlight, the ever-changing skies and rolling countryside create a sense of space, serenity, and connection to nature that's hard to match.

The cottage itself sits within approximately one-third of an acre of established, herbaceous gardens. A large sunny patio invites al fresco dining, while sweeping lawns, a series of vegetable beds, and handsome specimen trees provide year-round colour and privacy. Thoughtfully placed seating areas make the most of the panoramic outlook.

To one side of the property lies a detached stone barn with planning permission for conversion to a one-bedroom studio annexe — perfect for guests, multigenerational living, or a creative retreat. Additional consent has been granted for the creation of an orangery — offering potential for a garden room, gym,

or elegant home office — further enhancing the flexibility of this idyllic rural home.

A side garden offers further space for outdoor entertaining or quiet retreat, while a spacious gated driveway accommodates multiple vehicles.

The Location

Cucklington is a quintessential Somerset village known for its friendly community, 11th-century church, and panoramic setting. Buckhorn Weston—with a good local pub—is close by, and the historic towns of Shaftesbury, Sherborne, and Bruton are all within easy reach. The area is a gateway to the Cranborne Chase Area of Outstanding Natural Beauty, Mendip Hills, and Dorset countryside—perfect for walking, riding, and cycling.

The property is ideally positioned for commuters and families alike. Gillingham station is just a 7 minute drive away, offering direct trains to London Waterloo in under two hours. Bruton and Castle Cary stations offer access to London Paddington. The A303, M3, and M25 are easily accessible. Excellent independent schools nearby include Port Regis, Sherborne, Bryanston, and Hazlegrove, as well as reputable state schools in Sherborne and Gillingham.

Useful Information

Energy Efficiency Rating D

Council Tax Band F

Bespoke handmade hardwood sash double glazed windows

Sewage treatment plant

Air source heat pump

Owned solar photovoltaic panels - providing heating, hot water, lighting and EV charging

Freehold

No Onward Chain

Directions

From Gillingham

Leave Gillingham heading toward Wincanton on the B3081. After about two miles take a left turn at the triangle and continue to the end. Then turn right onto Rowls Lane, then left heading towards the village hall. At the end of the lane turn right, the view point will be on the left. Continue down the hill and turn left. The property will be found on the right hand side. BA9 9PU



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.