



Old Cottage, Packers Hill, Holwell, Sherborne, Dorset

An architecturally impressive and extended three bedroom, three bathroom cottage in the picturesque Dorset village of Holwell.

Guide Price
£795,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Old Cottage, Packers Hill, Holwell, Sherborne, Dorset, DT9 5LN

- Extended detached and modernised period property
 - Three bedrooms, each with an en suite
- Hand crafted kitchen with a beautiful outlook over the garden
- Substantial sitting room with floor-to-ceiling picture window
 - Beautiful inglenook fireplace in the snug
 - Established South West facing garden
 - Captivating countryside views
 - Garage and private driveway
 - Versatile Shepherds Hut in rear garden
 - Tranquil village location

Viewing strictly by appointment
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With original parts of the cottage believed to date back to 1680, this modern and elegant three bedroom, three bathroom home offers fantastic space that is both charming and practical. The established South West facing garden provides a beautiful haven, whilst commanding an attractive rural vista.

Accommodation

As you enter through the front door, you are greeted by a warm and inviting sitting room, featuring a floor-to-ceiling picture window that offers stunning views of the garden and surrounding countryside. The oak flooring, underfloor heating, with up and down lighters create a welcoming atmosphere within this elegant and stylish space. The sitting room has Sky TV connection and a spiral staircase leads upstairs.

Adjacent to the sitting room, the snug resides in the original part of the cottage and boasts a beautiful inglenook fireplace, oak flooring, and a seamless connection to the dining room.

The dining room is a fantastic entertaining space, with reclaimed Tudor wall panelling, oak flooring, window seats overlooking the garden, and a door leading into the kitchen.

The kitchen extension was added in 2015 and provides an enjoyable hub of the home. Crafted by a local, reputable firm, the hand-built oak kitchen features Norwegian blue pearl granite worktops, integrated washing machine, dishwasher, fridge/freezer, a freestanding Rangemaster oven, and a Belfast sink with filter and boiling water tap. Glazed bi-fold doors open onto the decking, flooding the space

with natural light. Skylights above with windows running the length of the kitchen further enhance the light. Doors open into a larder cupboard and cloakroom.

Upstairs, three double bedrooms await, each boasting its own en suite. The master bedroom, with floor-to-ceiling windows overlook the garden and fields beyond, with built-in wardrobes and underfloor heating. Bedrooms two and three, situated in the original part of the cottage, have touches of historic charm while maintaining modern comfort.

Outside

Facing South West and overlooking neighbouring fields, the garden at Old Cottage is beautifully manicured and bordered by a pretty stream. The mature garden is largely laid to lawn with an established pond that has a pump and natural gravel filter system, while a feature stone arch adorned with climbing roses, buddleia, and honeysuckle creates a picturesque setting. A large decked area opens from the kitchen with hot tub.

In addition, there is a fantastic, traditionally built Shepherds Hut which offers a versatile extra space. It is connected to power and wifi, with a baby woodburner, making it useful as an office space, retreat or additional guest space.

The property benefits from a gated driveway and a wooden-built garage with lights and power, along with a store room to the back of the garage. PV solar panels are fitted, providing sustainable energy solutions. Adjacent to the garage is the external oil boiler.



Situation

Old Cottage is situated on a private driveway, where use is shared between two neighbouring properties. It is a picturesque and quiet location in the rural village of Holwell.

The village is located 6 miles to the south of Sherborne where the main shopping street offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance of the property include the regional centre of Yeovil (11 miles) and the county town of Dorchester (15 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazelgrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

Services

Mains water, drainage and electricity
Oil central heating
Freehold, photovoltaic solar panels on garage roof

Superfast broadband is available in the area
 Mobile phone coverage is available inside and outside for most of
 the main providers
 Source Ofcom ofcom.org.uk

Agents Notes

Very low risk of surface water, river and sea flooding. Ground water and reservoir flooding is unlikely in this area. Please note the vendors have informed us that the bottom corner of the garden has occasionally flooded, however, this has never affected the house or outbuildings.

Holwell, Sherborne

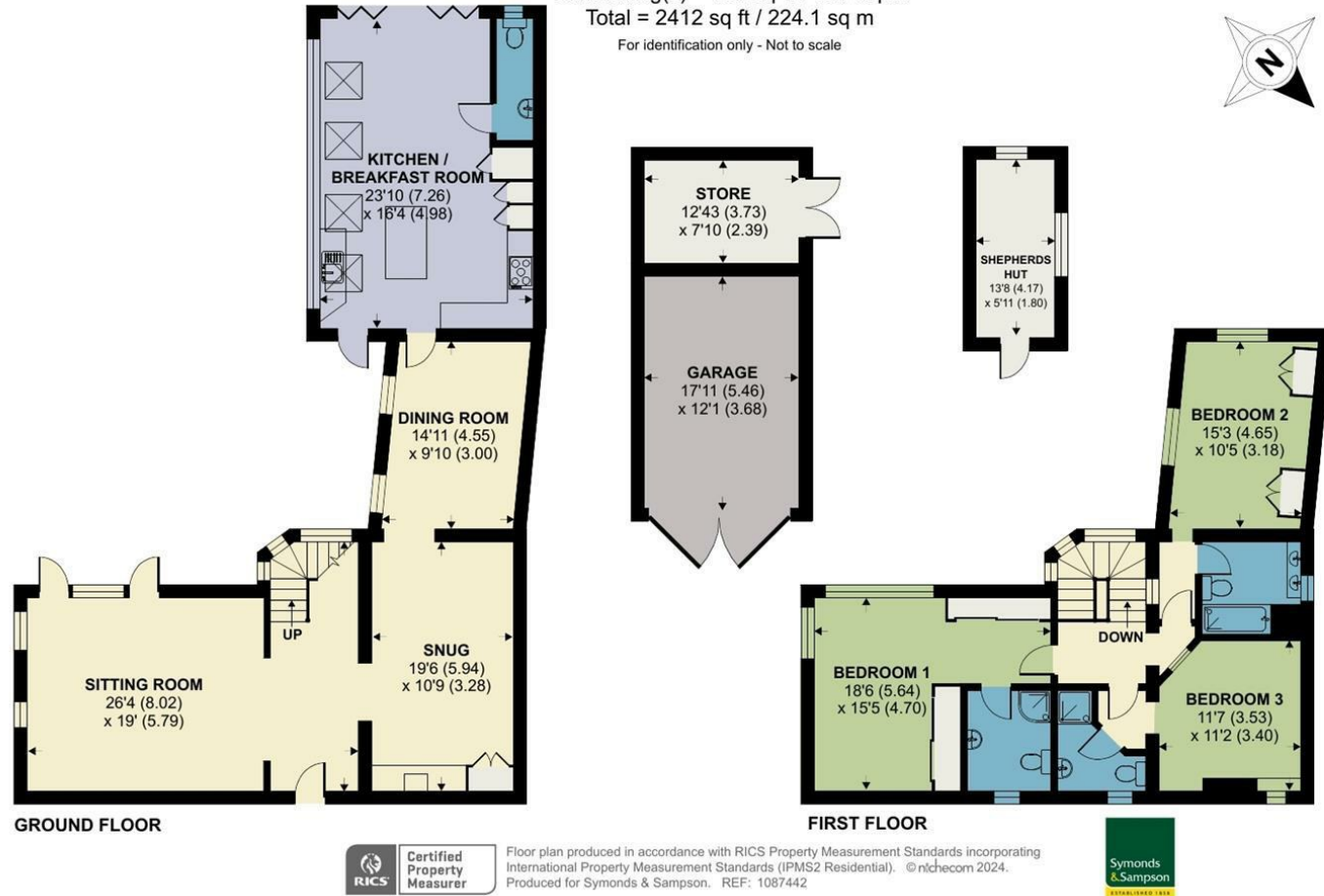
Approximate Area = 2016 sq ft / 187.3 sq m
 Garage = 216 sq ft / 20.1 sq m
 Outbuilding(s) = 180 sq ft / 16.7 sq m
 Total = 2412 sq ft / 224.1 sq m
 For identification only - Not to scale



Directions

From Sherborne take the A352 then turn left onto the A3030 signed Sturminster Newton. After approximately 2 miles take the right hand turning signposted Holwell. Follow this road down into the valley, crossing the stream and continue into the village. Continue through the village, turning right on to the private drive and Old Cottage is at the end. What3words:///negotiators.contained.jazzy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		64	75



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1087442

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