



Symonds
& Sampson

1 Old Forge House

Bishops Caundle, Sherborne

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Bishops Caundle
Sherborne
DT9 5ND

A distinguished and characterful village residence, believed to date back to the 1700s, offering generously proportioned accommodation arranged over three floors. Rich in period features throughout, the property further benefits from a mature, well-established garden and desirable off-street parking.



- Charming Grade II Listed thatched cottage
- Offering 1157 sq ft of thoughtfully laid out accommodation
- Retaining characterful features throughout
 - Garage and off street parking
- Situated within the heart of a sought after village
 - Close proximity to amenities

Offers In Excess Of £450,000
Freehold

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THE DWELLING

Believed to date back to the 1700s, with later additions enhancing the living space, this charming property offers well-appointed accommodation arranged over three floors. Retaining many original character features, it presents a double-fronted façade with attractive stone elevations beneath a traditional thatched roof. The layout has been thoughtfully extended to provide versatile and spacious living throughout.

ACCOMMODATION

An entrance hall provides access to the ground floor reception rooms, with the living room and dining room situated to either side. Both rooms feature charming inglenook fireplaces, exposed beams and enjoy an abundance of natural light through windows that benefit from a sunny southerly aspect. The kitchen, conveniently accessed via the dining room, is well-equipped to cater for all culinary needs, with bespoke cabinetry set beneath granite worktops. A practical utility room lies beyond, offering access to the rear of the property, with a shower room located at its far end.

The characterful charm continues on the first floor, where two bedrooms enjoy a sunny southerly aspect and are served by a well-appointed family bathroom. Ascending to the second floor, the delightful third bedroom provides generous accommodation, featuring exposed beams and two dormer windows, enhancing the sense of space and light.

GARDEN

The garden is beautifully arranged with well-established flower beds surrounding a central lawn, complemented by a patio. A pathway leads to a rear gate, providing convenient access to the driveway and garage. The garage is fitted with an electric door and benefits from both light and power. To the front of the property mature flower beds lie within the lawn with a central path leading to the property.

SITUATION

Bishops Caundle is a small village on an elevated ridge overlooking Blackmore Vale countryside. There is a historic village church and the popular White Hart public house. Also, there is a village shop and post office, primary school, village hall and garage with shop. Sherborne Town Centre lies approximately 6 miles distant and is a town of historical and archaeological interest with a conservation area with many listed buildings including the Abbey. The town has a wide variety of individual shops and two supermarkets. Mainline train line to London Waterloo/Exeter. The nearby A30 provides access to the local town of Yeovil. Access to the A303 to the north which in turn links to the M3 and motorway network.

MATERIAL INFORMATION

Mains electric, water and drainage.
Oil central heating.

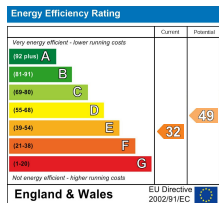
Broadband - Ultrafast broadband is available.
Mobile phone network coverage is likely outside on most major networks, limited connection available inside.
(Information from Ofcom <https://www.ofcom.org.uk>)
Dorset Council
Council Tax Band: F

The driveway to the rear of the property is owned by the residence, with a private right of access granted to neighbouring properties.

DIRECTIONS

What3words - ///reassured.stunning.playback





Bishops Caundle, Sherborne

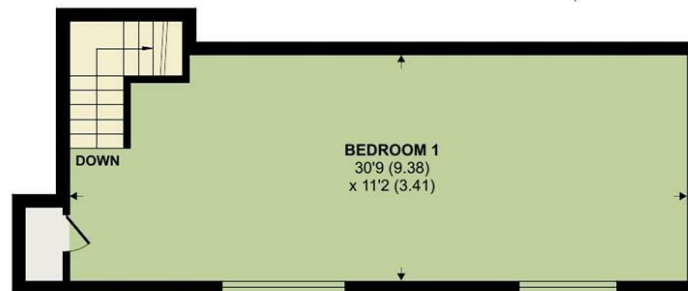
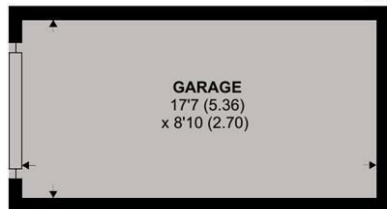
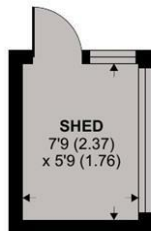
Approximate Area = 1517 sq ft / 140.9 sq m

Garage = 156 sq ft / 14.4 sq m

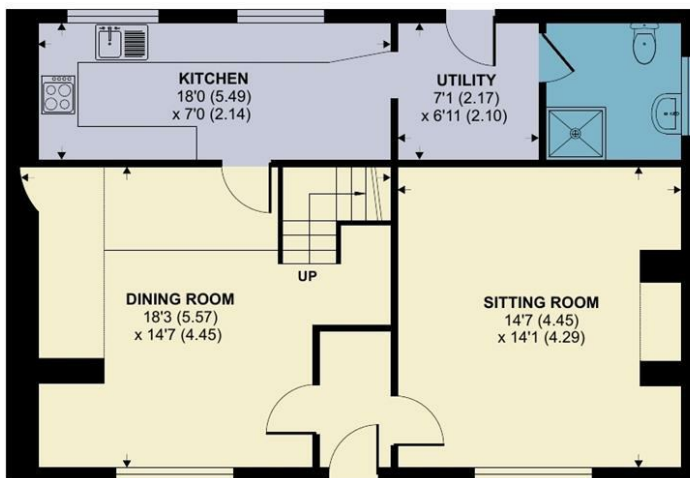
Outbuilding = 45 sq ft / 4.1 sq m

Total = 1718 sq ft / 159.4 sq m

For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1270004



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