

Symonds
& Sampson



Galpins Farm
Batcombe, Dorchester

Galpins Farm

Batcombe
Dorchester
DT2 7BG

An architecturally designed mock-period residence, thoughtfully built to reflect the charm and character of a traditional country home. Offering three reception rooms and four spacious bedrooms, the property sits within 4.23 acres of landscaped gardens and paddocks, perfectly framing the surrounding rural views.

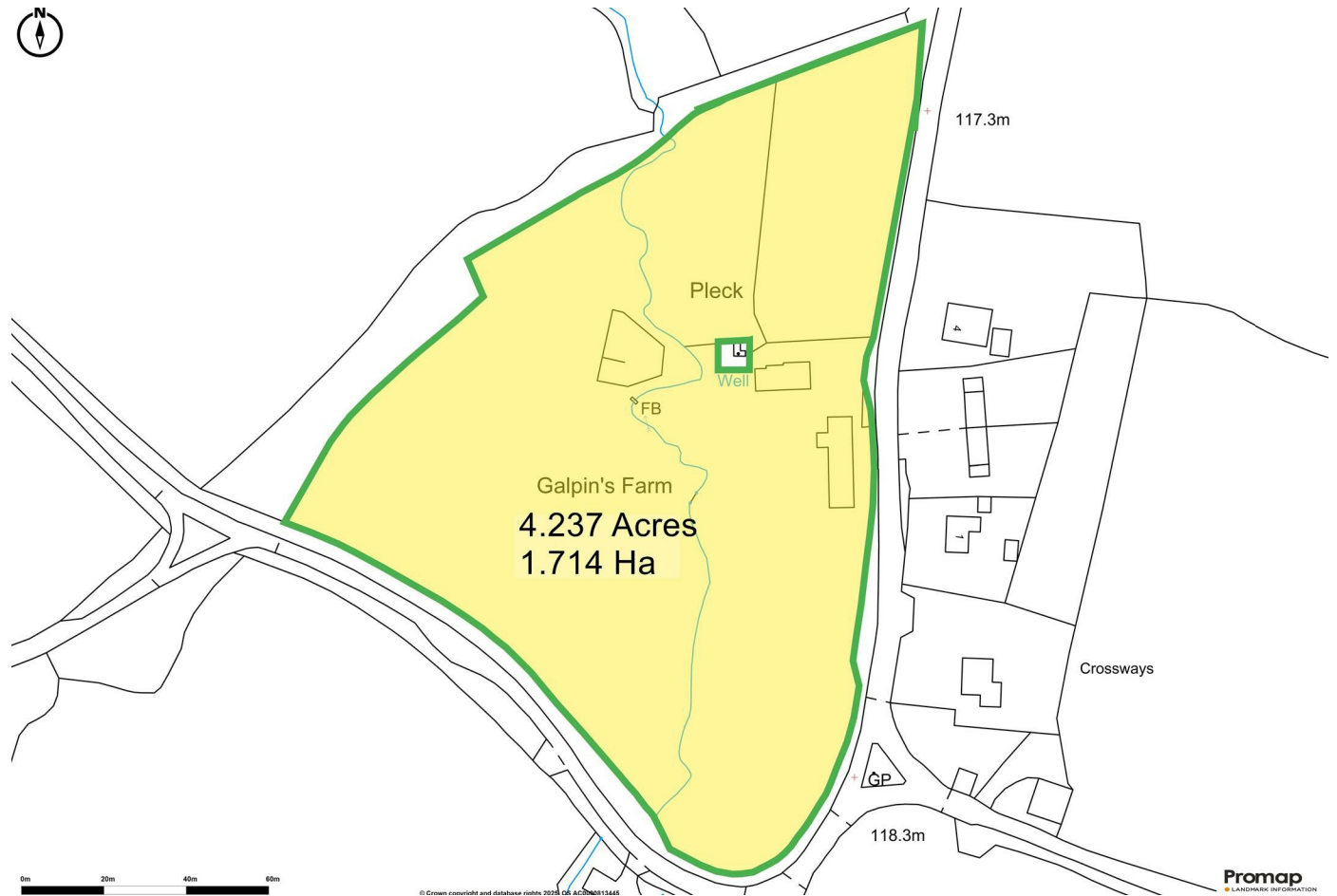


- Detached mock period thatched dwelling
 - Benefiting from an unlisted status
- Sat within 4.23 acres of landscaped gardens and grounds
 - Four double bedrooms, two ensembles
- Character features and charming architecture
 - Double garage
- Desirable views over the Blackmore Vale countryside
 - No onward chain

Guide Price **£875,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Galpins Farmhouse was meticulously rebuilt in the 1980s, thoughtfully designed as a mock period residence. This sympathetic reconstruction preserved the heritage and charm of the original dwelling, resulting in a striking country property of considerable character that blends period aesthetics with modern flexibility.

Constructed with attractive stone elevations that transition to rendered and timber-clad finishes on the upper storey, the house is crowned with a traditional reed-thatched roof, enhancing its timeless appeal. Generously proportioned throughout, the property has been architecturally designed to remain in keeping with the historic character of its plot, showcasing a wealth of charming features.

A later two-storey extension to the northern elevation complements the original structure, providing additional and highly versatile accommodation across both floors—ideal for a variety of uses including multi-generational living, guest space, or a home office.

Set within beautifully landscaped grounds, the property enjoys uninterrupted, far-reaching views across its own land and the rolling countryside beyond, stretching toward Batcombe and the Dorset Ridge. The gardens are a delight, thoughtfully arranged to offer a variety of spaces in which to relax and entertain, while adjoining paddocks extend the grounds to approximately 4.23 acres of gently sloping pastureland—ideal for equestrian or smallholding pursuits.

Further outbuildings provide excellent scope for storage, hobbies, or potential conversion (subject to the necessary consents), completing this rare opportunity to acquire a distinctive and idyllic rural home in an outstanding setting.





ACCOMMODATION

A broad and welcoming entrance passageway sets the tone for the interiors beyond, granting access to the principal ground floor reception rooms arranged to either side, as well as a well-appointed cloakroom. To one side, the formal dining room exudes charm and character, enjoying a delightful dual aspect and adorned with exposed ceiling beams. A log-burning stove is centrally positioned, framed by brentsummer beams, offering an inviting focal yet distinguished atmosphere. This room flows into the kitchen/breakfast room, which is well appointed with an extensive range of cabinetry, a central island unit and a comprehensive selection of high-end integrated appliances, perfectly balancing functionality with timeless style. The breakfast area allows for relaxed, informal dining and provides direct access to a useful utility room, which in turn offers an external door to the front of the property.

On the opposite side, the impressive triple-aspect living room is of excellent proportions and features external access, along with two substantial inglenook fireplaces—one incorporating a gas fire, the other offering an imposing architectural

feature.

The first floor is arranged to provide a thoughtful balance of comfort and versatility. To the left, the original principal suite enjoys a peaceful aspect and is complemented by a well-appointed en suite bathroom. Beyond this, a substantial room, created as part of the later extension, offers remarkable flexibility, well-suited to use as a master bedroom, an expansive study or a dressing room. An impressive oak-framed window captures sweeping views of the surrounding countryside, creating a tranquil and light-filled space.

To the opposite side of the landing, two further generously proportioned bedrooms are positioned. One benefits from its own en suite shower room, while the other is served by a stylish family bathroom, conveniently located nearby on the landing.

GARDEN AND GROUNDS

Set within approximately 4.23 acres of beautifully landscaped gardens and gently

sloping paddocks, Galpins Farm enjoys an exceptional rural setting with uninterrupted views across the rolling Dorset countryside towards Batcombe. The grounds have been thoughtfully arranged to complement the natural contours of the land, with established flower beds and sweeping lawns cascading away from the house towards the River Wriddle, which meanders peacefully along the lower boundary. A pair of charming bridges cross the river, offering access to the paddocks beyond—ideal for equestrian use or a smallholding venture, currently accommodating a productive enclosed kitchen garden with a polytunnel.

Further paddocks lie to either side of the property, while a series of patio areas provide the perfect vantage points from which to enjoy the spectacular vistas.

A gravelled driveway sweeps into the property through two gated entrances from the country lane, encircling a central courtyard and leading to a detached double garage. Attached to the garage are two generous outbuildings providing excellent storage or workshop potential. One of these houses the oil-fired boiler, while the garage roof is fitted with twelve solar panels. The oil tank is discreetly positioned to



the rear.

This truly special setting combines natural beauty with practical appeal, offering a rare opportunity to enjoy a quintessential rural lifestyle in one of Dorset's most unspoilt locations.

SITUATION

Galpins Farm occupies a tranquil rural position on the edge of the small hamlet of Batcombe, nestled within unspoilt countryside in the heart of West Dorset's Area of Outstanding Natural Beauty. The property enjoys a wonderfully peaceful setting with far-reaching views over gently rolling farmland, while remaining conveniently placed for a range of local and regional amenities.

The nearby village of Leigh lies just a few miles to the north and is a vibrant rural community with a strong sense of identity. Village life centres around the parish church, well-supported village hall, local shop with part-time post office, and a regular

programme of social events, including popular "pop-up pub" nights.

The historic abbey town of Sherborne lies approximately 7 miles to the north and offers a wide range of amenities including boutique shops, supermarkets, delicatessens, restaurants, and cafes. Sherborne is also renowned for its excellent schools, such as Sherborne School, Sherborne Girls, and The Gryphon School. The county town of Dorchester is approximately 18 miles to the south, offering further shopping, dining, cultural attractions, and healthcare facilities.

The area is well connected by road and rail, with mainline stations at Sherborne and Yeovil providing regular services to London Waterloo. Castle Cary (approximately 17 miles) offers a direct link to London Paddington. The property is also within reach of several regional airports, including Bournemouth, Bristol, and Exeter.

MATERIAL INFORMATION

Mains electric and water.

Oil fired central heating.

Septic tank will be replaced with a compliant water treatment plant before exchange of contracts.

Broadband - Superfast broadband is available.

Mobile phone network coverage is limited to none inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: G

The solar panels are owned outright to the property.

The property offers a right of way to Magna Housing for maintenance of the water treatment plant for the neighbouring houses.

DIRECTION

What3words - [///workflow.liner.towers](https://www.what3words.com/)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	66	67
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

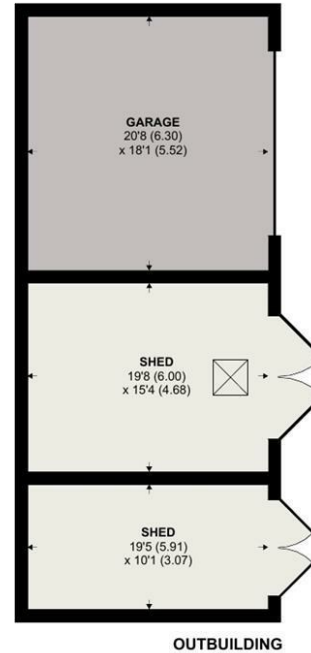
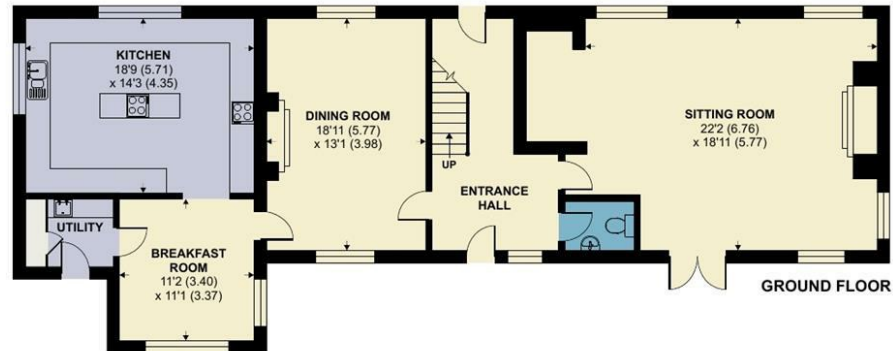
Batcombe, Dorchester

Approximate Area = 2798 sq ft / 259.9 sq m

Outbuilding = 947 sq ft / 88 sq m

Total = 3745 sq ft / 347.9 sq m

For identification only - Not to scale



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: 1309309



Sherb/JM/4300



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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