



Symonds
& Sampson

Keeper's House

Nether Compton, Sherborne, Dorset

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Nether Compton

Sherborne

Dorset

DT9 4QT

A unique opportunity to acquire an historic Grade II Listed property with outbuildings, and gardens and grounds of 5.24 acres.



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- Offering a unique opportunity to acquire an historic Grade II listed property
- Charming architecturally designed four-bedroom house
 - Versatile detached converted outbuilding offering flexible use
 - Set within 5.24 acres of grounds and woodland
- Located within the idyllic village of Nether Compton

Guide Price **£950,000**

Freehold

Sherborne Sales

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THE DWELLING

Originally built as the gamekeeper's residence for the neighbouring manor house, this Grade II listed detached property, dates from the mid-19th century, and is built with dressed stone walls, a moulded cornice and crenellated parapets. The property features clay-tile hipped roofs with stone chimney stacks at each end of the ridge.

This attractive period house is set over two storeys, with distinctive Gothic-style windows, including tracery windows with pointed arches. The property also boasts half-dormer gables, with outer dormers incorporating the same tracery design, while the central dormer is glazed. The decorative detailing includes stone finials at the corners of the parapets and on the gabled dormers.

A sympathetic extension, added in 1991, blends seamlessly with the original structure, doubling the accommodation while maintaining the property's historic charm.

There are three entrance doors, positioned to the left, centre, and right of the façade.

When the property was extended in 1991, a two storey building with generous proportions was also added across the courtyard, housing two spacious garages. A separate entrance door leads to a ground floor office, shower and toilet, with stairs to a generous carpeted library and two further rooms. Original planning restrictions prevented these two rooms from being used as bedrooms. Subject to the necessary consents, there may be potential to formalise their use, offering flexibility for a variety of purposes.

This unique and characterful cottage presents a rare opportunity to acquire a historic home in a sought-after village setting.





ACCOMMODATION

The ground floor boasts a spacious, well equipped kitchen/breakfast room with an oil-fired red Aga; a large traditional drawing room with wood burner and a formal dining room. Additionally, the property benefits from two wine cellars, a cold room and utility room. Two separate entrance halls provide access from the front, one of which includes a cloakroom

From the dining room a staircase leads to an oak-panelled sitting room with a wood burner, which offers direct access to the elegant terraced area with a lily pond. Off the sitting room, the master bedroom benefits from an ensuite, alongside three additional bedrooms. An attic room also provides storage space and is home to a protected colony of lesser horseshoe bats.

GARDEN AND LAND

The property is set within an idyllic setting, surrounded by its own acreage of gardens and woodland. Tucked away in a secluded position, it sits elevated, embracing its natural surroundings. A private driveway leads to a gravelled drive and parking area. Adding to the historical charm, a thatched game larder is positioned within the grounds, while a lawned area to the rear extends into the surrounding woodland.

MATERIAL INFORMATION

Broadband - Superfast broadband is available.
Mobile phone network coverage is likely outside on most major networks.

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

Dorset Council
Council Tax Band: G

Mains water and electricity. Oil fired central heating. Private drainage

- Prospective buyers should be aware that the property is home to a population of protected bats. As such, any works that may affect their habitat, including alterations to the roof space or certain external modifications, may require a bat survey and appropriate mitigation measures in accordance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and



Species Regulations 2017. Buyers are advised to seek independent advice if they intend to undertake any development or renovations that could impact the bats or their roosting areas.

- Keepers Cottage owns its access from Nether Compton.
- A public footpath crosses a part of the drive and then next to the southern boundary but not on the land to be sold.

DIRECTIONS

What3words - ///sensible.appeal.defected

From Yeovil, follow the A30 east toward Sherborne for approximately 1.5 miles. After passing the car garage, turn left at the Symonds & Sampson board. Continue along this road bearing right at the fork in the road. At the bottom of the hill, turn right. From there, take the first right, and you will arrive at the property.

VIEWING ARRANGEMENTS

Viewings strictly by appointment only.

SITUATION

Located in the desirable village of Nether Compton, the village boasts a strong community, featuring the 13th Century St Nicholas Church and The Gryphon's Head pub. Nearby Sherborne and Yeovil provide excellent shopping, cultural and recreational facilities, with good transport links to London via Sherborne or Yeovil Junction and easy access to the A303.

The area is well-served by prestigious independent schools, including Sherborne Prep, Sherborne School for Girls and Boys,

Leweston, Hazlegrove and Millfield. Sherborne additionally offering a range of top-tier educational options for all ages. Local sporting options include golf at Sherborne and Yeovil, horse racing at Wincanton and water sports at Sutton Bingham Reservoir or along the Dorset Coast.



Nether Compton, Sherborne

Approximate Area = 4388 sq ft / 407.7 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuilding = 219 sq ft / 20.3 sq m

Total = 4749 sq ft / 441 sq m

For identification only - Not to scale



Sherb/KS/4300



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