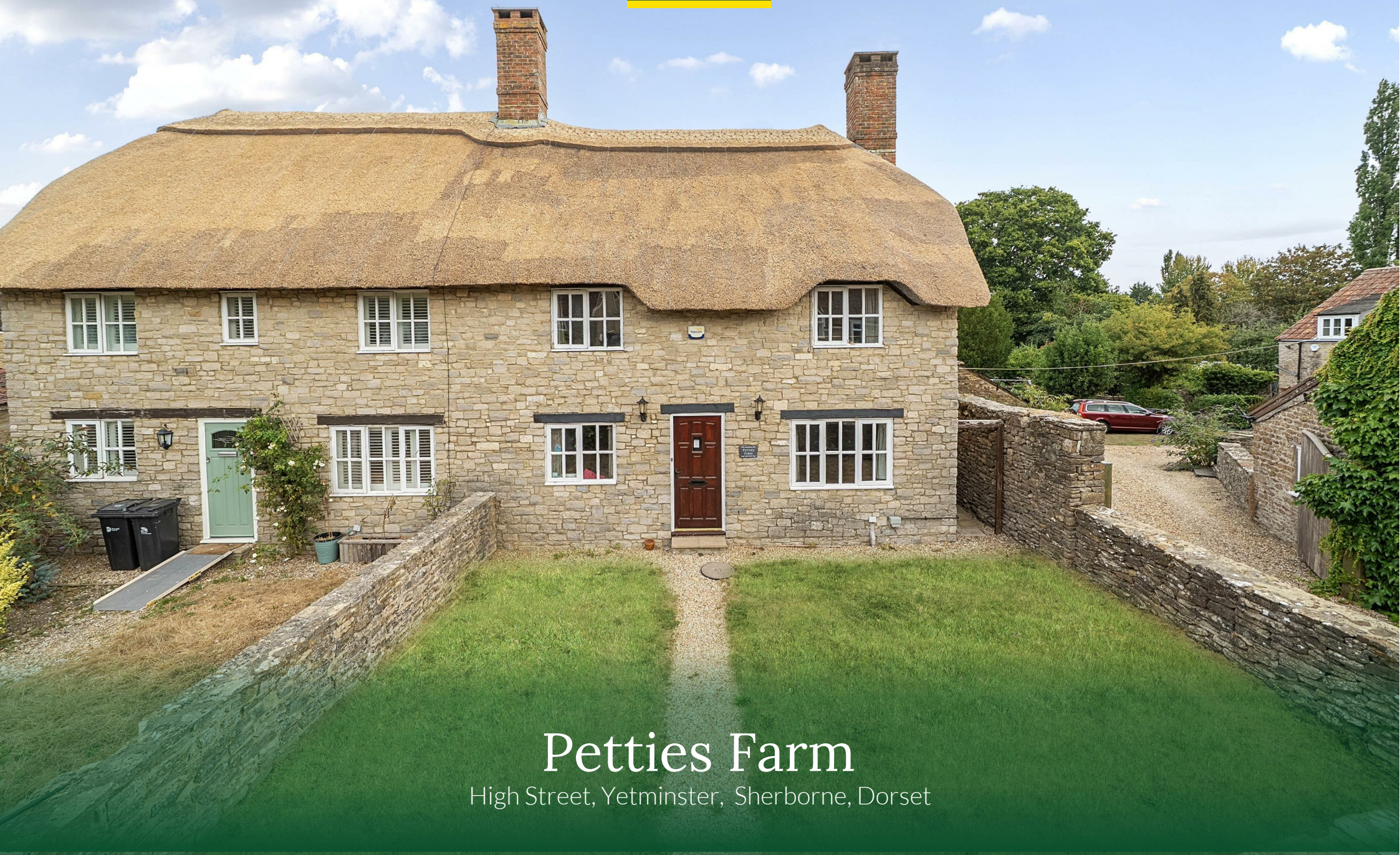


Symonds
& Sampson



Petties Farm
High Street, Yetminster, Sherborne, Dorset

Petties Farm

High Street
Yetminster
Sherborne
Dorset
DT9 6LF

Situated in the heart of the ever popular village of Yetminster, this three-bedroom property has already undergone significant works and now presents an excellent opportunity for further modernisation to suit the new owner's tastes. The home is complemented by a large rear garden, together with driveway parking and a carport.



- Three bedroom semi detached property
 - Character features throughout
 - Large rear garden
 - Car port and parking
 - Ensuite to the master bedroom
 - Close proximity to amenities
 - No onward chain

Offers In Excess Of **£400,000**

Freehold

Sherborne Sales
01935 814488
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THE DWELLING

Constructed in 1994, this semi-detached three-bedroom property features stone elevations beneath a reed-thatched roof. While the property would benefit from modernisation, significant works have already been carried out, including a complete re-thatch, rewire and general clearance, creating an ideal blank canvas for further improvement.

The house retains charming character features and offers well-proportioned accommodation, with the master bedroom further enhanced by an ensuite. Enjoying a central village location close to local amenities, the property also benefits from off-road parking.

ACCOMMODATION

On entering the property, the hallway gives access to the main reception rooms and stairs rising to the first floor. The lounge is a bright and welcoming space, featuring a log burner with exposed brick surround, hardwood flooring and a south-facing window. Double doors open into the conservatory with direct access to the garden.

The dining room has an exposed brick feature wall and leads through to the kitchen, which is fitted with a range of wall, base and drawer units. There is space for a freestanding electric cooker with extractor over, as well as plumbing for a washing machine. A stable door opens onto the garden, and a further door leads to the cloakroom where the Worcester boiler is housed.

Upstairs, the landing has a window overlooking the garden, a

storage cupboard and loft access. The master bedroom benefits from a south-facing aspect, a double built-in wardrobe and an ensuite with shower, hand wash basin and WC. Bedrooms two and three are both benefit from built-in wardrobes, overlooking the front and rear respectively. Both bedrooms are served the family bathroom on this level.

GARDEN

The property enjoys a generous rear garden, arranged in two sections. The front portion is mainly laid to lawn, complemented by a variety of mature fruit trees and established shrub borders, with a pathway leading through to the rear section. Here, a further lawned area accommodates a greenhouse and additional fruit trees, while a side gate provides pedestrian access to the parking area.

Parking is accessed via a side driveway and includes both a carport and additional driveway space.

SITUATION

Situated in the heart of Dorset, Yetminster is a highly sought-after village with excellent amenities and transport links. The village boasts a local primary school, St Andrew's Church of England Primary, rated 'Good' by Ofsted, and a variety of shops including a post office, public house, and health centre. The village also has strong transport links, with the Yetminster railway station offering regular services to surrounding towns. With its stunning rural location, Yetminster provides an excellent balance of peaceful village life and accessibility to nearby towns and cities. The village

is well-known for its strong sense of community and beautiful countryside views, making it an ideal place for families or those looking for a quieter lifestyle without being too far from essential amenities.

MATERIAL INFORMATION

Mains water, drainage and electric is connect to the property.

Oil central heating.

Dorset Country Council - Council Tax Band E

Broadband - Superfast broadband is available.

Mobile phone network coverage is available at the property, for further information please refer to www.ofcom.org.uk

The property is situated in a conservation area.

the property was rewired in March 2025.

We understand the property benefits from a right of access across the neighbouring driveway in order to reach the parking area, which is owned by Petties Farm. Any maintenance required to the shared access is to be jointly contributed to by the properties that make use of it.

There is a public right of way through the driveway/parking area of the property.

DIRECTIONS

What3words - [///palettes.crunchy.cheek](https://www.what3words.com/)



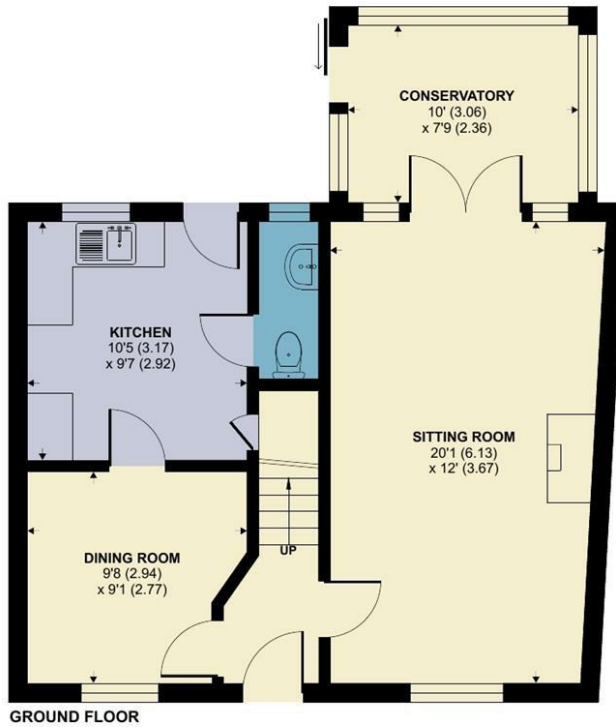


High Street, Yetminster, Sherborne

Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale

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	52	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1342145



Sherb/KS/4300



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