



The Manor House, Yetminster, Dorset



A fascinating mid-17th century village house with potential annexe, outbuildings and part-walled grounds.

Summary of accommodation

Ground Floor - Hall | Rear hall | Sitting room | Study | Dining room
Kitchen/breakfast room with large walk-in larder | Music room
Laundry room | Cloakroom

First Floor - Principal bedroom with ensuite/dual access dressing room/single bedroom | Five further double bedrooms | Two family bath & shower rooms

Garden and grounds - Parking | Cow byre | Barn | Machinery store
Walled garden | Part-walled arboretum | Vegetable garden | Orchard
Broadleaf woodland

In all approximately 1 acre

Distances

Yetminster station 0.3 mile (Paddington via Westbury 2.5 hours), Sherborne 5.8 miles (Waterloo 2.25 hours), Yeovil 6.3 miles, A303 10.4 miles, Dorchester 16.8 miles, Bournemouth Airport 42.8 miles, Exeter Airport 48.7 miles.
(Distances and time approximate).



6



3



4



0.97
acre

EPC
F



Location

The The Manor House is situated off the unbusy central street (High Street) passing through the centre of the large, attractive village of Yetminster. The village is located within a conservation area and is a thriving community with a health centre with dispensary, veterinary surgery, railway station, church, village hall, pub, local Spar supermarket, primary school and sports/social club with a tennis court. Sherborne is convenient for most day-to-day requirements including a Waitrose supermarket and many local businesses, whilst the larger towns of Yeovil and Dorchester are also both within easy reach when required. For travel links there is an early rail service from the village to Paddington (2.5 hours) as well as regular services from Sherborne to Waterloo (2 hours 15 minutes) and the airports at Bournemouth and Exeter are both only about an hour's drive away. There is a wide choice of schools locally from both the state and independent sectors. These include the well-regarded Gryphon School (state secondary) in Sherborne, Leweston, the Sherborne schools, Perrott Hill and Hazelgrove, which are all within a 10-mile radius.

The Manor House

The two words that spring to mind about The Manor House are unique and unexpected. The house dates from about 1660 replacing an older building and is chock full of character and local history. When it was built it was clearly one of the most prominent houses in the village and today stands as an example of a fine 17th century family house with a charming 19th century cottage attached on one side. It is built of local stone under a mainly tiled roof although one small section of roof behind is thatched and it is Grade II* listed. It has also retained a wealth of original architectural fittings including stone mullion windows with diamond leaded lights, chamfered ceiling beams, several fine fireplaces including an inglenook with a bread oven in the kitchen, original joinery including a plank and muntin wall between the sitting and dining rooms and several attractive, panelled window seats. The sitting room is especially noteworthy having a distinctive Tudor ceiling of deep moulded beams, a magnificent, arched stone fireplace and carved graffiti dating back to the late 17th century.

A two storey extension at the back currently provides a guest wing but with minimal investment could serve as a self-contained, two bedroom annexe or holiday cottage.

The main part of the house has three good sized reception rooms and a lovely, characterful kitchen/breakfast room looking onto the walled garden, a gas-fired range cooker, double Belfast sink, single Belfast sink, two-section, walk-in larder and bespoke timber units under granite work surfaces.

Upstairs in the main part of the house are four good-sized double bedrooms sharing two bathrooms with separate shower cubicles. The principal bedroom has also an ensuite dressing room (potential bath/shower room), which can also serve as a fifth bedroom if required as it has dual access to the main landing. The upper floor of the guest annexe has two further double bedrooms and a shower room.







Outbuildings, Garden & Grounds

The Manor House is set back from the passing and behind a pavement and a low stone wall surmounted by wrought iron railings. A gravelled driveway extends down one side of the house to a parking area within the house's walled garden. Immediately behind the house is a paved terrace dropping down to lawn beside a three-bay, period cow byre and a walled vegetable garden. Beyond the lawn is a further concrete parking area in front of stone barn that currently serves as a large, single garage. Behind the walled garden is a part-walled arboretum containing a wide selection of mature trees including Monkey Puzzle, Gingko, Mountain Ash, Cabbage Tree, wild cherry, oak, plum, walnut and a Giant Redwood. The next section of garden contains a part-walled, mixed orchard containing dessert and eating apples, plum, greengage, crab apple and quince. The final section of grounds is an area of native, broadleaf woodland, once the site of a tennis court, which now provides a mellow "mindful space" where meandering paths trace their way through the trees to immerse the walker in nature and birdsong. In all the garden and grounds extend to about 0.97 acre (0.39 hectare).





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating. Bottled gas.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk).

Tax Band G.

Directions (Postcode DT9 6LF)

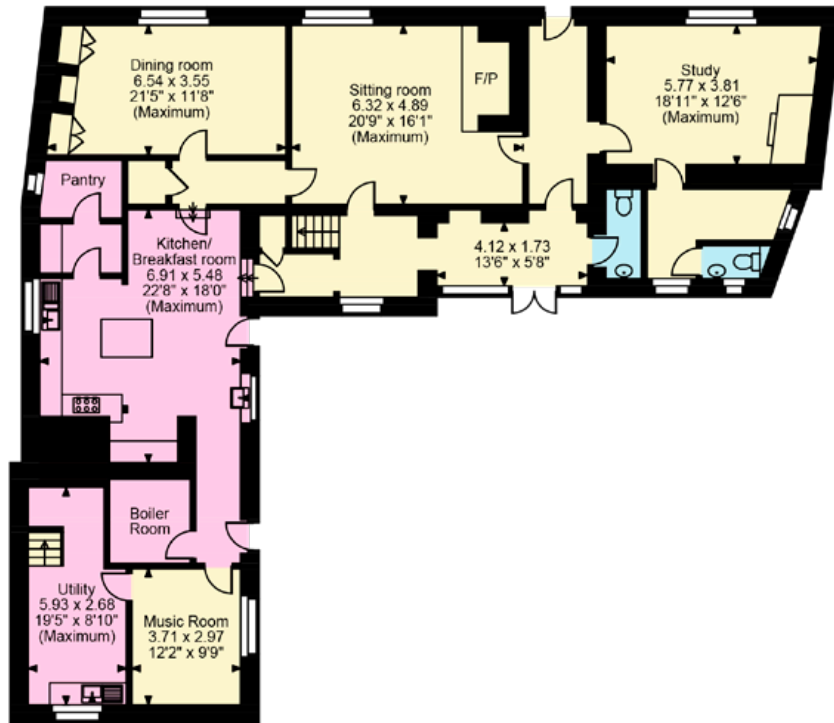
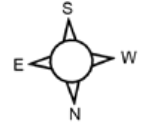
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From Sherborne head southwest off the A352 on Bradford Road. After 4 miles turn right, signed to Yetminster. Continue for about a mile and a quarter to the village and then turn left just after the Spar convenience store onto the High Street. Drive along High Street for about 200 yards, passing the White Hart pub on the left. The gravelled driveway entrance to The Manor House will be found on the left about 30 yards beyond the pub and just before the property.

Approximate Gross Internal Floor Area

Main House: 389 sq.m / 4,185 sq.ft

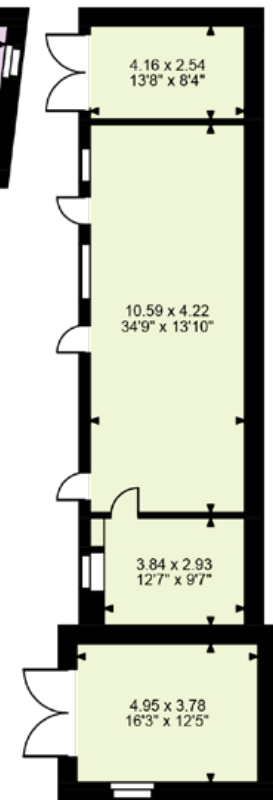
Barn: 89 sq.m / 956 sq.ft



Ground Floor



First Floor



Barn

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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