



Bun House, Cattistock, Dorset

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A Georgianised 17th century cottage with garaging and a partly walled garden situated in a pretty, rural village.

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## Summary of accommodation

**Ground Floor** - Sitting room | Drawing room | Conservatory | Dining room  
Kitchen | Utility room | WC

**First Floor** - Principal bedroom with en suite dressing room and bathroom  
Four further bedrooms | Bathroom

**Second Floor** - Office/bedroom | Bathroom | Storage

**Garden and grounds** - Parking | Garage | Walled garden

## Distances

Maiden Newton 1 mile, A37 2 miles, Dorchester town centre 10 miles, Yeovil Junction Station 11.5 miles (Waterloo 2.25 hours), Yeovil town centre 13 miles, Sherborne 15 miles, Bournemouth Airport 41 miles.  
(Distances and time approximate).



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## Location

The pretty village of Cattistock is a very friendly, mixed community with a church, primary school, pub and shop/post office. Nearby Maiden Newton has more amenities including a GP surgery and train station linking to Dorchester, Bath and Bristol, whilst Dorchester and Yeovil are also within easy reach for most day to day needs. There are good travel links with the A37 close by, rail services from Yeovil Junction Station to Waterloo (2.25 hours) and Bournemouth, Exeter and Bristol Airports are all just over an hour's drive away. The local area also offers a wide choice of schools from both the state and independent sectors.





## Bun House

Originally two 17th century cottages, Bun House became the village bakery in the Georgian era when it was given a Georgian façade that included two bow windows for displaying its wares. It has a painted and partially rendered exterior under a slate roof and original architectural fittings including a large range fireplace.

The ground floor has three reception rooms, a good-sized kitchen/breakfast room and boot room and conservatory.

There are four double bedrooms and two bathrooms on the first floor, with a further ensuite, large attic bedroom that currently serves as a home office.















## Garden and Grounds

Behind the property there is a partly walled garden, double garage and parking.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water, electricity & drainage. Oil-fired central heating & AGA.

**Local Authority & Council Tax Band:** Dorset Council  
([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)). Tax Band F.

## Directions (Postcode DT2 0HY)

**What3Words:** [minimums.shots.massaged](https://www.what3words.com/))

Cattistock lies roughly equidistant between Dorchester and Yeovil, about a mile off the A37 which connects the two towns. The turning to the village, which is signed off the A37, will be found about 9 miles north of Dorchester and 10 miles south of Yeovil. After turning off the A37 drive for about one and a half miles to a Y-shaped junction with a triangle of grass at its centre. Turn left to Cattistock. Continue into the village and the property will be found on the right immediately before the Cattistock Stores & Post Office.



## Approximate Gross Internal Floor Area

Main House: 300 sq.m / 3,226 sq.ft

Garage: 25 sq.m / 270 sq.ft

Total: 325 sq.m / 3,496 sq.ft

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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Particulars dated June 2024. Photographs and videos dated May 2024.

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