

# Honeybrook House

Cattistock, Dorset





# A charming, fully refurbished and beautifully presented Victorian house set on the edge of a popular and pretty village.

Maiden Newton 1.2 miles, A37 2 miles, Dorchester 11 miles  
Yeovil Junction Station 11 miles (Waterloo 2.25 hours) | Sherborne 16 miles  
Distances and times approximate).



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## Summary of accommodation

### Main House

**Ground Floor:** Porch | Entrance hall | Reception room | Dining room | Family bath & shower room  
Kitchen/breakfast room | Sitting room | Study | Laundry & shower room | Undercroft

**First Floor:** Split-level landing | Principal bedroom | Further double bedroom | Family bathroom  
Walk-through occasional bedroom/dressing room to further double bedroom

### Outbuildings & Garden

Parking | Single garage | Garden shed | Garden | Brook

In all about 0.25 acre (0.1 hectare)



## Situation

Honeybrook House is situated in the pretty and sought-after village of Cattistock, which is set in unspoilt, hilly countryside about ten miles north west of Dorchester. The village is a self-contained and thriving community with a parish church, pub (The Fox & Hounds Inn) with a children's play area opposite, shop/post office, village hall, tennis club and cricket club (see [www.cattistockvillage.co.uk](http://www.cattistockvillage.co.uk)). Nearby Maiden Newton has more amenities including a primary school, GP surgery and railway station linking to Dorchester, Bath and Bristol. Most day to day needs can be found in the large towns of Dorchester and Yeovil, which are both within easy reach. There are good nearby travel links too. The A37 is close by, Yeovil Junction Station has direct services to Waterloo, whilst Bournemouth, Exeter and Bristol Airports are all just over an hour's drive away. The local area also offers a fantastic choice of schools from both the state and independent sectors. In addition to the primary school in Maiden Newton there are two more in nearby villages, which all feed into the highly regarded Thomas Hardy School in Dorchester for state secondary education. Local independent schools include Sunninghill, Leweston, Perrott Hill, the Sherborne schools and Milton Abbey.





## Honeybrook House

Honeybrook House has a lovely, edge of village position, set back from the quiet village lane as it enters the southern side of the village and looking out across a beautiful stretch of open countryside. It was built in 1883 as a guest house for visitors to the local Cattistock Hunt and was built to a high specification both for comfort and to impress, with walls of stone and mellow red brick, a Welsh slate roof with deep eaves and an attractive, rendered front. The front of the house faces east with the sitting room facing south. It is not listed and has original architectural fittings including sash windows with working shutters, tall skirting boards, coving and timber floors.

The house was sympathetically extended in 2004 creating two large, adjacent rooms at the back of the house: one of which is the sitting room with exposed roof timbers, wood-burning stove, French windows. The house has been the home of the current owners for nineteen years and has clearly been well cared for. Most recently a kitchen has been installed incorporating units under pale granite work surfaces and a range of built-in electric appliances.

Upstairs off a well-lit, split-level landing are three double bedrooms, all with views of the surrounding countryside. In addition, the house has three family bath/shower rooms: one on the first floor and two on the ground floor, one of which doubles as the laundry/utility room.





## Outside

The house is surrounded by its garden and grounds, which amount to about a quarter of an acre, with privacy provided by shrubs, close-boarded fencing and tall beech hedging. At the front of the house behind dwarf walling surmounted by wrought iron railings is a bed of shrubs and roses quartered by paths leading to the front porch. On its south side is a deck overlooking a very private area of lawn and an attractive garden shed, with views to the church tower. The lawn extends round behind the house and beyond the resin parking area and adjacent single garage. Overall, the garden is designed for easy maintenance.

## Property Information

**Tenure:** Freehold

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

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

**Council Tax:** Band F

**EPC:** F

**Postcode:** DT2 0JL / **What3Words:** ///resettle.noted.loose.

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 passing the parish church and the pub. 100 yards further on from the pub the road bends sharply to the right and the property will be found on the right just after the corner.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



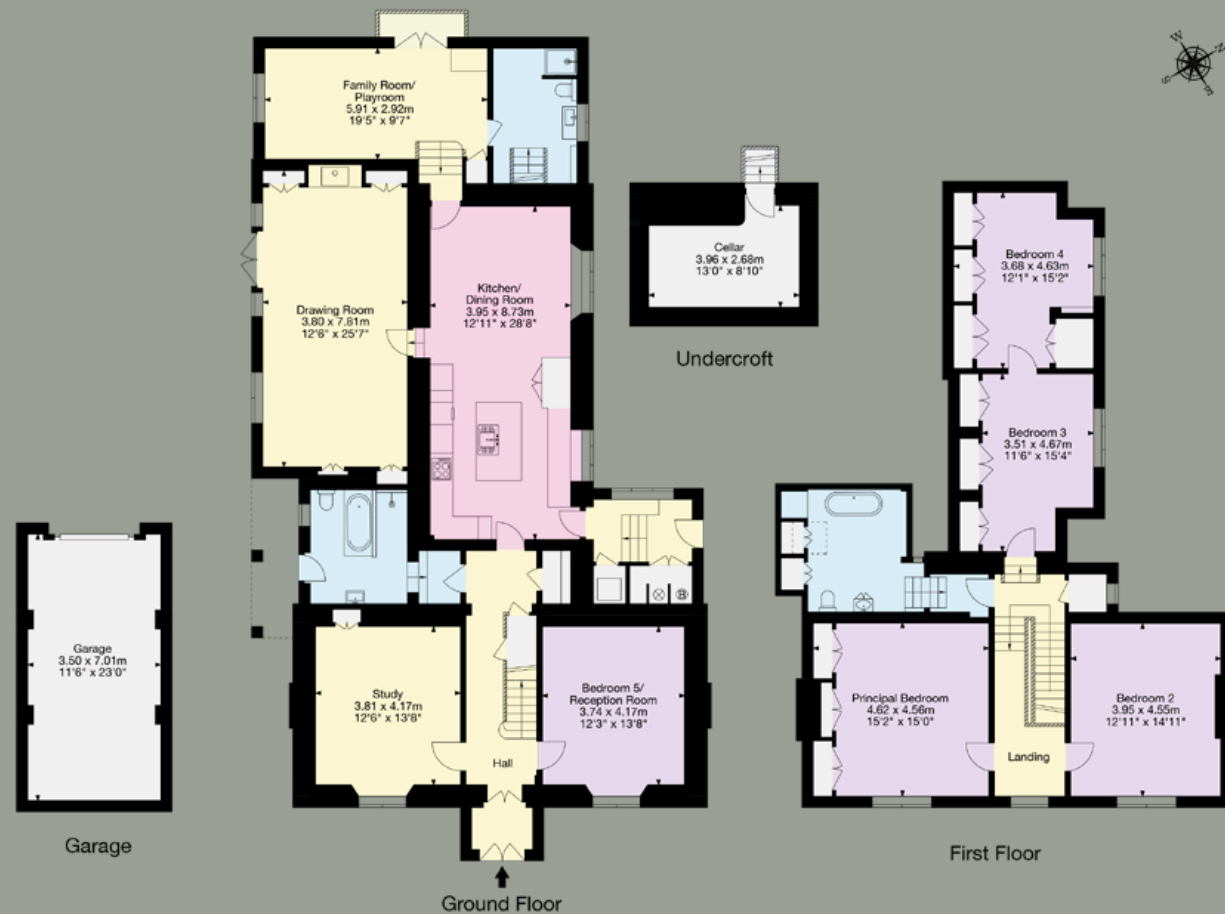
#### Approximate Gross Internal Floor Area

Main House = 282 sq m / 3,035 sq ft

Garage = 24 sq m / 258 sq ft

Total Area = 306 sq m / 3,293 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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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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