

Symonds  
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# Crouch Hill Farm

Holwell, Sherborne, Dorset



# Crouch Hill Farm

Holwell  
Sherborne  
Dorset DT9 5LF

A charming Grade II listed country house bursting with period features and set on a quiet lane in a popular Dorset village.



- Grade II listed Country House
- Charm and character features
- Over 3000 sq ft of internal accommodation
  - 1 bedroom attached annexe
    - South facing
- Private terrace and large garden of 0.36 acres
  - No onward purchase

Guide Price £695,000

Freehold

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## THE DWELLING

Crouch Hill Farm is a Grade II listed house believed to have origins dating back to 17th Century with a more modern extension. Internally, the house offers extremely spacious accommodation of over 3000 sq ft with the modern kitchen / dining room with 4-door oil fired Aga and electric companion being a fantastic family space.

The kitchen is a dual aspect room with Indian Limestone floors, traditional wall-mounted and floor-standing units with granite worksurfaces and French doors to the terrace.

The original reception rooms retain character in abundance with flagstone floors, fireplace and exposed beams. There is an attached one bedroom annexe which gives income earning potential or space for dependent relative or family member.

## ACCOMMODATION

See floor plan but in brief:

Ground floor - Hall, Sitting room, Snug, Study, Kitchen /Breakfast room, Utility room, Cloakroom.

First floor - 3 Bedrooms, 3 Bath / Shower rooms (2 e/s).

Second Floor - Attic room.

Annexe - Ground floor - Kitchen / Sitting room.

Annexe - First floor - Bedrooms, Bathroom.

## OUTSIDE

The property is approached from the lane on to a drive with parking for a number of cars. The large garden is mostly laid to lawn, bounded by flower beds, hedges and mature shrubs, with the front being south facing. There are Acer, Bay and Bean trees amongst others. Alongside the terrace there is a delightful gazebo with tiled room which is tucked away in the sunny corner of the gardens.

There is an orchard on the opposite side of the lane measuring about 0.25 acres available by separate negotiation.

## SITUATION

Holwell is a charming hamlet lying in the heart of some of the most beautiful West Dorset countryside, yet just 6 miles from Sturminster Newton and 7 miles from the Abbey town of Sherborne with mainline station giving access to London Waterloo. Sturminster Newton has an excellent range of everyday facilities and Sherborne provides good local services and the larger centres of Dorchester, Poole and Bournemouth are within easy driving distance. The Green Man Pub at Kings Stag is a couple of miles and the A303 is about 20 minutes away.

## DIRECTIONS

What3words:///purist.triangle.delighted

## SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

## MATERIAL INFORMATION

Standard & superfast broadband is available.

Mobile phone network coverage is limited inside and likely outside.

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

Council Tax Band: D

EPC - Exempt





## Holwell, Sherborne

Approximate Area = 3181 sq ft / 295.5 sq m (includes annex & excludes void)

Limited Use Area(s) = 174 sq ft / 16.1 sq m

Total = 3355 sq ft / 311.6 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1256668



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