



Symonds
& Sampson

Well Cottage

Water Lane, Winterborne Houghton, Blandford Forum

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Water Lane
Winterborne Houghton
Blandford Forum
DT11 0PE

A beautifully decorated two-bedroom character home with phenomenal countryside views and a custom built cabin making an ideal granny annexe or home office in a sought-after village location.



- Character period property
- Fantastic countryside views
- Beautifully updated throughout
- Sitting room with open fire
 - Kitchen / breakfast room
 - Study
- Underfloor heating in kitchen, bathroom & cabin
 - Cabin with full planning permission
 - Off-road parking

Offers In Excess Of £425,000
Freehold

Blandford Sales
01258 452670
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ACCOMODATION

A beautifully decorated two-bedroom character home with phenomenal countryside views and a custom built cabin making an ideal granny annexe or home office in a sought-after village location.

Well Cottage is a charming Grade II listed thatched property built in the 1750's blending character charm with modern decoration throughout. The property is predominantly accessed from the side entrance porch leading into a tastefully updated kitchen / breakfast room which sympathetically blends modern fittings with a country style. The handmade kitchen comprises of wall and base units with a wooden counter top, electric oven and hob, plus space for a breakfast table overlooking the front. There is a useful study off the kitchen, perfect for those wanting to work from home. The heart of the home is the cosy sitting room which has many original features, stone flooring and an open fire place with brick surround as a focal point. Completing the ground floor is an updated family bathroom comprising of a roll top bath, modern walk-in shower, basin and w.c.

Rising to the first floor, the master bedroom is a double room with built in cupboard space overlooking the front of the property. The second bedroom is currently arranged as a single room with a built-in wardrobe. The third bedroom could be utilised as a small single room or walk-in wardrobe. Completing the upstairs accommodation is a tucked away shower room making effective use of the space, comprising a shower, basin and w.c.





OUTSIDE

The property is often approached from the side via a paved area which is perfect for dining al-fresco with steps leading up to the garden. The well maintained garden is a particular feature which boasts a beautiful Yew tree and is predominantly laid to lawn enjoying stunning countryside views. The garden also includes a useful shed and woodstore. A custom built cabin known as "Pie Nook" sits at the top of the garden, which contains full planning permission with the current owners utilising this as an Airbnb providing an additional source of income. The cabin comprises of one double bedroom coupled with an ensuite shower room, a living room and kitchenette. The gravelled

driveway provides off-road parking and can be accessed via steps from the garden.

SITUATION

Winterborne Houghton lies within a secluded valley. The area is designated as being an area of 'Outstanding Natural Beauty' and has its own village church. The Georgian market town of Blandford Forum is approximately 6 miles. The larger towns of Poole and Bournemouth are approximately 21 and 28 miles distant respectively, whilst the town of Dorchester is approximately 17 miles.

DIRECTIONS

[what3words:///steer.relocated.dated](https://www.what3words.com/steer.relocated.dated)

SERVICES

Mains water and electric. Oil fired central heating and septic tank. Underfloor heating in kitchen, bathroom & cabin.
Broadband- Standard & Superfast broadband is available.
Mobile phone coverage- Network coverage is limited indoors but likely outdoors.
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band - C
EPC- Exempt

<https://www.gov.uk/check-long-term-flood-risk>



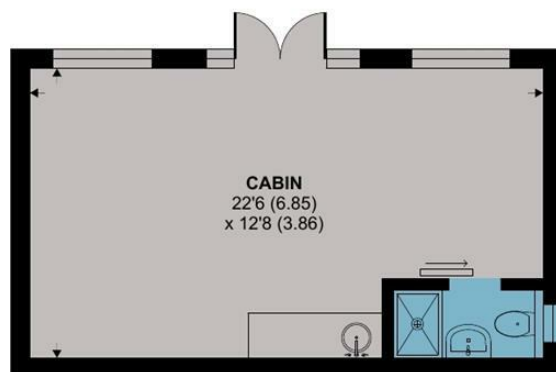
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Energy Efficiency Rating		Current	Potential
Energy efficiency (A-G)			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	22-38		
G	1-21		
Environmental impact (A-G)			
A	1-10		
B	11-20		
C	21-30		
D	31-40		
E	41-50		
F	51-60		
G	61-70		
England & Wales		EU Directive 2002/91/EC	

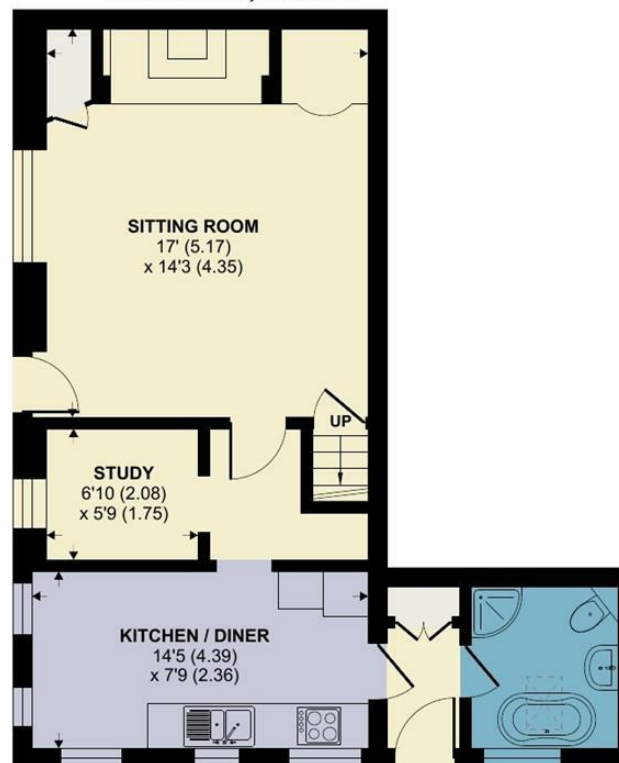
Approximate Area = 930 sq ft / 86.3 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Outbuilding = 285 sq ft / 26.4 sq m
 Total = 1237 sq ft / 114.7 sq m

For identification only - Not to scale

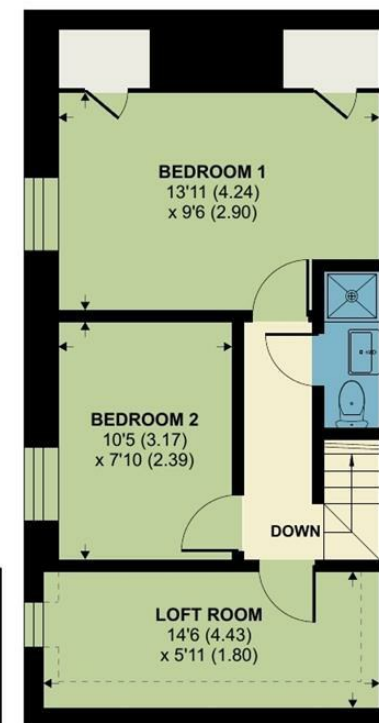
Denotes restricted head height



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Blandford/RB/April 2025 Revised May 2025. Revised June 2025
 Revised August 2025

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1268729



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT