



**Yew Tree Cottage, Higher Kingcombe, Toller Porcorum,
Dorchester, Dorset**

Guide Price
£599,950
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A desirable semi-detached 3 bedroom country cottage with planning permission to extend, set in a rural location adjoining fields with views over the rolling Dorset hills.

**Yew Tree Cottage, Higher
Kingcombe,
Toller Porcorum, Dorchester,
Dorset, DT2 0EH**

- Rural location
- Peaceful setting
- Two reception rooms
 - Garden studio
 - Large garden plot
 - Adjoining fields
- Planning permission to extend
- Off street parking

Viewing strictly by appointment through
Symonds & Sampson Beaminster Sales Office
on 01308 863100





This wonderfully light cottage is situated in a perfect rural location with views across the Dorset hills. Set in a large garden plot, in a slightly elevated position, Yew Tree Cottage is built in a soft red brick under a slate roof. The internal accommodation has a modern feel but is still sympathetic to the period features. With two reception rooms as well as a kitchen/breakfast room downstairs and three double bedrooms upstairs. The present vendor has planning permission to further extend the house at the near end. For details please go on to dorsetcouncil.gov.uk website and look up planning No. P/HOU/2022/02476. Many of the rooms have country views. The generous garden has two terraces providing the perfect space to enjoy the rural situation. Also located in the garden is a stunning timber studio and a very useful workshop/shed. There is parking for up to 3 cars. Oil-fired central heating and modern double glazing throughout.



Accommodation

The property is laid out as follows

The entrance door opens into a spacious timber clad porch/boot room with vaulted roof and Velux windows, finished with tongue and groove walls. There is ample built-in storage on both walls and seating. Door opening into a central hall with doors off and stairs rising.

The perfect country kitchen/breakfast room has bespoke, base and wall units hand painted in a soft olive green with solid wood work tops over. There is space and plumbing for a dishwasher and washing machine. The room is dual aspect with views over fields and the garden. With space for a table to seat four - six for breakfast. The oil-fired boiler is located in this room.

The first of the reception rooms is found off the hall. This would make the ideal dining room. Its central feature is a fireplace with alcove shelves and cupboard to one side. Again, this room is dual aspect.

A door in the corner of this room leads you to the downstairs cloakroom with WC and basin and under stairs cupboard.

The triple aspect sitting room has French doors opening out onto an elevated garden terrace with views over the countryside. This room has the benefit of a wood burner for cosy winter evenings. Indeed, It is the perfect place to relax in any season. Beyond this room the vendor has been granted planning permission to do a double storey extension. See details above.

Upstairs there are three double bedrooms. The master bedroom is set at the far end of the landing. This light and spacious room has super views over the rolling hills of Dorset.

The second bedroom comes with fitted wardrobes and shelves with a view over the garden.

The third bedroom is again a double with a walk in cupboard for storage set over the stairs.

Outside

Located in the garden is a garden studio. Perfect for a multitude of uses including home working.

Also found in the garden is a super workshop with a window

overlooking the garden, light and power. Two doors leading out, one wide enough to accommodate a ride on lawn mower.

The generous garden is mainly laid to lawn edged with mature trees and shrubs. There are two terraces, one directly off the near end of the property and another set to enjoy the evening sun. There is also an additional strip of land hidden at the far corner of the garden which provides an area for composting and woodstore.

At the bottom of the garden, there is off-street parking for up to 3 cars.

Situation

Higher Kingcombe is set in the heart of Dorset countryside with local amenities in the neighbouring villages of Toller Porcorum and Maiden Newton which has a larger range of facilities including a public house, garage and railway station. The towns of Dorchester, Bridport and Beaminster are all within reasonable distance and offer a wider range of public, professional, sport and leisure facilities, just a short distance from the coast.

Services

Shared Private Water Supply. Mains electricity





Butler Hall Bio Treatment Plant.
Oil-fired Central Heating.

Broadband:
Standard and ultrafast are generally available.

Mobile phone coverage
EE/3 - you should expect to receive a signal for voice and data indoors.
3 - you should only expect to receive a signal for voice indoors.
Vodafone - you should not expect to receive a signal for voice or data indoors.
EE/3/Vodafone/02 you should expect to receive a signal for data/enhanced data and voice outdoors.
Information from <https://www.ofcom.org.uk>

Local Authority
Dorset Council
<https://www.dorsetcouncil.gov.uk>
Council Tax Band D.

Property information

Flood risk:
very low risk of surface water flooding
very low risk of flooding from rivers and the sea

Planning:
There are no current planning applications that we believe will impact this property.
Details of which can be found via:
<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Directions

From Beaminster Square proceed south towards Bridport turn left on to the B3163 signposted Dorchester. Continue for about 1.7 miles turning right signposted to Hooke. Continue for about 1.7 miles turning left at the second turning signposted to Hooke (Green Lane). Continue into the village of Hooke. At the junction turn right onto Kingcombe Road. Continue for about 0.7 miles, then at the junction turn right onto Common Lane. Turn left at the next turning and this property will be found on the left, just before the farm. What3words knots.plums.scribbled

Higher Kingcombe, Toller Porcorum, Dorchester

Approximate Area = 1215 sq ft / 112.9 sq m

Outbuildings = 346 sq ft / 21.1 sq m

Total = 1561 sq ft / 145 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1049713



CC-C/3543/20.10.23 - revised 28/03/24



01308 863100

Symonds & Sampson LLP
Symonds & Sampson 36 Hogshill Street, Beaminster, Dorset,
DT8 3AA

beaminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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