



## 9, Yew Tree Farm, Corscombe, Dorchester, Dorset

A spacious four bedroom detached property set in a beautiful garden with double garage, carport, parking and residing in a village location.

Guide Price

**£535,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**9, Yew Tree Farm,  
Corscombe, Dorchester,  
Dorset. DT2 0NX**

- Detached
- 4 bedrooms
- Spacious accommodation
  - Village location
  - Beautiful garden
- Good size plot totalling approx 0.27acres

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100







An impressive four bedroom, three reception room detached house residing in a quiet cul-de-sac location in the scenic rural village of Corscombe. Built in the late 1980s the property offers well-proportioned accommodation throughout. The present owners have created beautiful gardens full of colour to the front and rear and there is a double garage, parking and a car port. This house has Upvc double glazing and oil-fired central heating.

#### Accommodation

The property is laid out as follows

Entrance door into a good sized porch, half glazed door into main hall with solid wood flooring. All doors lead off to the principal rooms and the cloakroom. There is a useful study with a front aspect, plenty of storage space making it the perfect place for home working.

A door open from the hall into the dual aspect sitting/dining room. This generous room has a brick fireplace with inset Calor gas fire as its central feature. There is an open fire behind. The dining area can easily accommodate seating for six - eight people.

To the rear of this room, sliding doors open into the hexagonal double-glazed conservatory with vaulted ceiling and stunning views over the rear garden.

The kitchen has a very comprehensive range of wall and floor units in solid wood with a complimentary work surface. There is space for a slot-in cooker and dishwasher. To the rear a door opens into a utility space with stainless steel sink, space and plumbing for a washing machine and a storage cupboard. This room leads on to a very useful boot room with doors off to the double garage and the garden.

Upstairs there are four bedrooms. The master bedroom is set to the front and has some country views to the side. It benefits from a very spacious ensuite shower room. There are two further double bedrooms and one single. All have built-in storage.

#### Outside

There is parking for three to four cars which leads up to the double garage with electric up and over door, light and power. The adjacent covered carport is set behind large double wooden gates. There is a lawned garden to the front edged with flower borders on both sides.

To the rear, a large paviour terrace leads off the side and rear of the property and is the perfect place to entertain. A low stone wall separates this area from the main garden. The garden itself has been beautifully landscaped with a central lawn edged by deep borders filled with stunning flowers and shrubs and a selection of deciduous trees. The whole plot totals approx 0.27 of an acre

#### Situation

Corscombe is a Conservation village in an area designated as being a national landscape. The village lies approximately 4 miles to the north-east of Beaminster and comprises small character cottages, larger period houses, farms and a blend of modern houses. Amenities include a village hall, church and the 'Fox Inn'. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

#### Services

Mains water, electricity and drainage are connected.

Broadband Superfast broadband is available  
Mobile phone coverage. Network coverage is good inside and out  
Information from <https://www.ofcom.org.uk>

#### Local Authority

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
Council Tax Band F.

#### Property Information

Photographs were taken in late summer 2021.

Vehicle and pedestrian Rights of Way are allocated to 8 Yew Tree Farm and Yew Tree Stable over a small triangle of drive in order for them to be able to access their properties. Blue hatched area on the title plan relates to underground cabling.

There is no active planning applications pending in the vicinity of 9 Yew Tree Farm

Flood risk is judged to be very low in the area



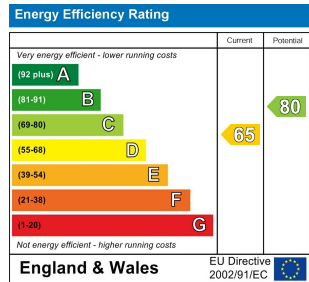
## Yew Tree Farm, Corscombe, Dorchester

Approximate Area = 2118 sq ft / 196.7 sq m (includes garage)

For identification only - Not to scale

### Directions

From Beaminster take the road between the Red Lion and Salon on The Square and continue out of the town until one reaches the main road (A356) (Crewkerne left - Dorchester right). Cross over the road and proceed down the hill into Corscombe. At the bottom turn right and after a short distance Yew Tree Farm will be found on the left. Turn into the close and the property will be found at the end on the left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 761901

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