

# Corscombe

Dorchester • Dorset







# Corscombe

Dorchester, Dorset, DT2 0NU

Exeter 45 miles • Dorchester 16 miles • Crewkerne 8 miles  
London Waterloo 2 hours 45 minutes  
*(Distances & times approximate)*

An impressive country residence with panoramic views nestled on the edge of Corscombe with gardens, annex and garaging.

In all approximately 0.72 acres (0.29 ha)

For Sale by Private Treaty

Sole Agents:  
**01308 863100**  
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### Situation

Corscombe is a conservation village in an area designated as being of 'Outstanding Natural Beauty'. Surrounded by the rolling verdant countryside, 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 and bungalows. Amenities include an active village hall, an ancient church and a well-regarded country pub, the Fox Inn. The character filled town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, 2 Doctor's surgeries, other professional services and many social and sporting facilities. The County town of Dorchester lies about 16 miles to the south-east, the historic town of Bridport (with its twice weekly market) about 10 miles to the south and West Bay, with its Jurassic coastline is some 12 miles. The local train stations can be found at Crewkerne, Maiden Newton and Dorchester.

### The Property

Nestled in an Area of Outstanding Natural Beauty is this handsome, generously proportioned stone built unlisted country residence. The property which is a rare find,

- Renovated and Updated
- Stone Built Country Residence in approximately 0.72 acres
- Elevated with Envious Far Reaching Countryside Views
- Private & Peaceful Edge of Village Location (head of no through road)
- Walled Garden
- Detached Annex
- 3/4 Bedrooms & 4 Reception Rooms
- Double Garage & Workshop with large driveway



sits in an enviable elevated position enjoying far reaching views over the open countryside. Set within approximately 0.72 acres of beautiful grounds it offers peace and tranquillity yet is not secluded being on the edge of the village and at the head of a no through road, with country walks and bridleways from the front door. Approached through double gates the main house emerges into view and sits elegantly in the middle of its grounds which is surrounded by a natural stone wall. At the end of the driveway which provides parking for numerous vehicles is a large timber clad building which has recently been re-clad in Siberian larch and contains a double garage/workshop with annexe/studio above as well as a ground floor laundry room. The annexe benefits from its own kitchen and bathroom and large living area and has a patio seating area of its own making it ideal for a variety of uses.

The whole property has been sympathetically renovated to a high standard by the present owners and now provides a seamless blend of charm with modern comforts. The spectacular countryside and garden views can be enjoyed from every room in this house. Some of the major works have included new double glazed Heritage style windows and doors, new oil fired boiler with new radiators throughout (some being traditional style cast ), new bespoke kitchen and bathrooms, new log stove, limestone flooring, alterations to improve flow and upgrade of garage and annexe building.

The spacious ground floor living accommodation comprises of a well proportioned dual aspect kitchen/breakfast room having bespoke joinery with stone worktops, a large double Belfast sink and a large oak topped kitchen island. This room provides plenty of space for informal dining either at the island or around the table. There is a small boot room/porch just off the kitchen providing a useful secondary entrance as well as space for muddy boots. The kitchen leads seamlessly through to the more formal dining room which benefits from a newly installed log stove and the introduction of french doors which lead out onto the rear garden.



The spacious drawing room with windows overlooking both the front and rear gardens, has a multi fuel stove, refurbished





parquet wooden flooring together with original oak beams and through double glazed doors leads into the garden room. This room has magnificent triple aspect views over the gardens and countryside beyond with french doors leading onto the large patio area. This room provides a peaceful location for observing local wildlife and is currently used as a creative space due to its abundant natural light. The further reception room which is currently used as a snug has two generous windows overlooking the rear garden and the downstairs w/c cloaks complete the main accommodation on the ground floor.

On the first floor, the generously proportioned master bedroom has a light and airy feel with dual aspect windows providing views over the countryside and benefits from a

separate wardrobe/lobby area as well as a luxurious ensuite shower room with limestone floor and countryside views. The additional guest bedrooms both of which are generously proportioned doubles are at the opposite end of the landing and have use of the main bathroom which incorporates a cast roll top bath.

**Please see floorplan for accommodation and measurements.**

#### **Outside**

Outside the wrap around walled garden comprises of a productive area with garden shed, lawned areas with deep borders with mature shrubs and seasonal flowering as well

as several mature trees such as Norwegian and Japanese Maples, a large Magnolia tree and Ginkgo tree to name but a few. There are several seating areas taking advantage of the magnificent views and the south facing rear garden benefits from all day sunshine. Tucked away directly in front of the main house is a tranquil sunken garden providing an additional area to enjoy the evening sun. The garden also benefits from a separate log store.

#### **Services**

Mains electricity and water. private drainage.  
Oil fired Central heating.

Broadband - Standard and ultrafast are generally available.

#### **Mobile phone coverage**

EE/O2/Vodafone - you are likely to have limited coverage indoors for voice and data.

3 - you should not expect to receive a signal indoors for voice and data.

EE/Vodafone/O2/3 you are likely to have coverage for voice/data/enhanced data outside.

#### **Local Authority**

Dorset Council - Tel: 01305 251010  
Council Tax Band G



### 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 may contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss any questions prior to making a viewing.

### Agent Notes

Please be aware that the street view is out of date and does not represent the property after the recent renovations.

### Directions

From Beaminster take the road between the Red Lion and Salon on The Square and follow this up to the A365. Turn right towards Dorchester and then left signposted Corscombe (do not go straight across). Follow this road down into the village and turn right signposted for the church. The property will be found opposite St Mary's church gates.

**What3words** ///dimension.materials.generals

### Viewing

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. Further information, if required is available from the Beaminster Office on 01308 863100.









# Corscombe, Dorchester

Approximate Area = 2277 sq ft / 211.5 sq m  
 Garage = 967 sq ft / 89.8 sq m  
 Total = 3244 sq ft / 301.3 sq m



For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Symonds & Sampson. REF: 1131367



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	72
England & Wales			
		EU Directive 2002/91/EC	

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