

A photograph of a two-story stone cottage with a red tiled roof. The building features several windows with white frames and a satellite dish on the left side. A garden with green plants and a stone path is visible in the foreground. The sky is blue with white clouds. A green banner with the text 'Symonds & Sampson' is located in the top right corner.

Symonds
& Sampson

Myrtle Cottage

2 Barrow Lane, Corscombe, Dorchester, Dorset

Myrtle
cottage

Myrtle Cottage

2 Barrow Lane
Corscombe
Dorchester
Dorset DT2 0NX

Three/ four-bedroom detached stone cottage situated in the heart of Corscombe Village with sizeable gardens.



- Detached
- Three/ Four double bedrooms
 - Spacious kitchen/ diner
- Sitting room with wood burning stove
 - Conservatory
 - Sizeable rear garden
 - Driveway parking
 - Village location

Guide Price £475,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

Detached four bedroom stone cottage originally constructed in the 80's.

ACCOMMODATION

The ground floor offers generously sized reception rooms, perfect for both relaxation and entertaining. The dual aspect sitting room is a highlight, featuring a charming wood-burning stove that adds warmth and character to the space. Adjacent is a modern, open-plan kitchen and dining area, designed with functionality in mind and providing ample room for a table and chairs to comfortably seat six. This area is ideal for family meals or casual gatherings. In the mid-2000s, the garage was thoughtfully converted into a practical downstairs bedroom, complete with a disability-friendly wet room, ensuring accessibility and convenience. Upstairs, the home continues to impress with three spacious double bedrooms, each offering comfort and versatility. The substantial bathroom on this floor is well-appointed, featuring a walk-in shower and bath.

OUTSIDE

The front aspect of the property boasts a generously sized driveway, providing convenient parking for two cars. A well-kept pathway leads you directly to the welcoming front door, enhancing the curb appeal.

At the rear, the property features a meticulously

maintained garden with countryside views, offering a tranquil outdoor space. The garden is thoughtfully landscaped with a variety of mature, planted small trees and shrubs that add both privacy and beauty. The centre is a laid lawn, perfect for relaxation, play, or outdoor entertaining.

PROPERTY INFORMATION

Planning

We are not aware of any planning applications in the postcode area that affects the property.

Source - Dorset Council.

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.

SERVICES

Mains water and drainage

Oil central heating.

Broadband - Standard and superfast are available.

Mobile network coverage: Limited indoors and likely outdoors. Source Ofcom.org.uk

Dorset Council tax band : E

DIRECTIONS

From Beaminster Square take the road between to Red Lion and Salon on The Square sign posted Corscombe. Continue up and out of the town until you meet the A356 (Crewkerne - Dorchester road). Continue straight across and follow this road down into the village. At the bottom turn right, after half a mile the turning for Barrow Lane can be found on the right hand side and the property is number 2.

What3words ///pimples.husky.leopard

SITUATION

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty' surrounded by the beautiful rolling countryside of Dorset. The pretty village lies approximately 4 miles to the north-east of Beaminster with small character cottages, larger period houses, farms and a blend of modern houses. The village offers a friendly community with numerous activities including art and literature clubs. Amenities include a village hall with regular events, a beautiful church and the very popular '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.



Barrow Lane, Dorchester

Approximate Area = 1709 sq ft / 158.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (91-100) A | | | |
| (81-90) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (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). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1177740



BEA/3626/MED/28.8.24



01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson, 36 Hoghill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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