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APPLE-CLEMATIS  
COTTAGE

# Clematis Cottage

High Street, Corscombe, Dorchester, Dorset



# Clematis Cottage

High Street  
Corscombe  
Dorchester  
Dorset DT2 0NZ

Charming two-bedroom period home in the heart of the village, featuring a spacious sitting room, bespoke kitchen, serene garden with a fish pond and stream, parking for two cars, and a large storeroom, offering a perfect blend of character and modern living.



- Period cottage
- Two double bedrooms
- Large reception room
- Extended Kitchen
- Two bathrooms
- Extensive landscaped gardens
  - Driveway parking
  - Village location

Guide Price £425,000  
Freehold

Beaminster Sales  
01308 863100  
[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)





## DWELLING

A charming period two-bedroom home nestled in the heart of the village, featuring delightful character details. The property boasts a spacious sitting room, an extended modern kitchen, and two generous double bedrooms. Outside, a serene garden oasis awaits, complete with a fish pond and a gently flowing stream at its center. Additional benefits include parking for two cars and LPG central heating.

## INTERNAL

Entering the property, a uPVC door leads into a lobby area with additional internal doors. The main entrance opens into a spacious sitting room featuring stunning flagstone flooring, an original fireplace, and a concealed doorway providing access to the staircase.

At the rear, an extended, recently fitted bespoke kitchen boasts elegant blue base and wall units complemented by a wooden worktop. The kitchen includes an integrated oven with an adjacent hob, space for a washing machine and a tall fridge freezer, and ample room for a dining table and chairs seating six.

Beyond the kitchen, the downstairs bathroom features a bath with an overhead shower, a WC, and a wash hand basin.

Upstairs, there are two generously sized double bedrooms along with a modern shower room, which includes a walk-in shower, WC, and wash hand basin.

## EXTERNAL

To the front, there is driveway parking for two cars.

At the rear, you'll find a beautifully landscaped garden featuring a large storeroom, ideal for repurposing (subject to planning permission). A sun terrace leads from the back door to a generous fish pond, with a meandering path crossing over a well-maintained lawn to a bridge. This bridge takes you over a tranquil stream, leading to an additional section of lawn surrounded by mature trees.

## MATERIAL INFORMATION

There are no current planning permissions in this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

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

## SERVICES

Mains water, drainage and electricity connected

Broadband - Standard and superfast are available. Mobile network coverage: Limited indoors and likely outdoors. Source Ofcom.org.uk

Dorset Council tax band : C

## 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.

## DIRECTIONS

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