



Manor Cottage

Godmanstone • Dorchester • Dorset

Manor Cottage

Godmanstone, Dorchester, Dorset, DT2 7AE

Cerne Abbas 3 miles • Dorchester 5 miles
Sherborne 14 miles • Coastline 12 miles
(Distances approximate)

A desirable residential and equestrian holding in the Cerne Valley

- Four bedroom Grade II listed cottage with four bathrooms
 - Annexe
- Planning permission for further ancillary accommodation and swimming pool
- 6 stables, tack room, feed store, garage, garden room
 - 20m x 40m all weather outdoor riding arena
 - Ring-fenced pasture and woodland
 - Adjoining River Cerne

In all about 26.20 acres (11.32 hectares)

For sale by Private Treaty as a whole





Situation

Manor Cottage is situated within the small village of Godmanstone, in the heart of the much sought after Cerne Valley, between Sherborne & Dorchester, about 3 miles from Cerne Abbas which has a range of amenities including first school, doctor's surgery, 3 public houses, general village store/post office and church. The County Town of Dorchester, about 5 miles to the south, provides an excellent range of shops, restaurants and educational facilities, as well as the County Hospital. There are also rail links to London Waterloo and Bristol Temple Meads. The property is situated within easy reach of the A35 providing access to Devon and Cornwall to the west, and links to the A31 eastwards. Bournemouth Airport is within an hour's drive.

The Jurassic coastline is situated a short distance away offering excellent opportunities for walking, fishing and sailing. Hunting with the South Dorset and Cattistock hunts. The area is well placed for both state and independent schools, including Thomas Hardye and Sunninghill in Dorchester, the Sherborne schools, Leweston, Perrott Hill as well as Bryanston, Milton Abbey and Clayesmore.

Manor Cottage

Manor Cottage is a charming Grade II listed property dating back to the early 18th century, predominantly of flint and natural stone elevations under thatched roof. The cottage provides spacious and well maintained accommodation with a wealth of character, the downstairs comprising kitchen with bespoke fitted units and adjoining light filled sun room, dining hall, drawing room with wood burner, further sitting room/study, utility/boot room and WC. Upstairs there are four generous bedrooms and four bathrooms, as well as a sitting area on the second floor.

Outside the property enjoys thoughtfully landscaped gardens to the front and sides that have been well tended over the years with beautiful established borders, attractive vegetable garden and greenhouse. Beyond a large turning and parking area is further parking for a number of cars. There is a garage with electric car charging point (suitable for a hybrid), with adjoining annexe providing additional modern accommodation.

Please see floorplan for accommodation and measurements.



Outbuildings

Beyond the annexe lies a large tack room and adjoining garden room/store, traditional building with planning permission for conversion (see Agents Note) and timber framed stable block with feed room and lean-to store with concrete yard area and further parking space for horse boxes/lorries. A track to a bridge crossing the pretty River Cerne leads to the land and a large modern barn providing three additional stables and enclosed concrete yard/clipping/washing area with adjoining fodder storage.

The Land

The majority of the land extends south from the barn and comprises of level to sloping pasture land with small area of woodland. The land is conveniently sub-divided into a number of smaller turnout paddocks. Soils are lime rich over chalk. There is an excellent 20m x 40m outdoor riding arena with all weather waxed surface making it suitable for all year round use (granted planning permission in 2019), as well as several field shelters. There are some lovely views across rolling Dorset downland and spectacular outriding opportunities with easy access onto a network of bridlepaths.

Services

Mains electricity, water and drainage to cottage and annexe. Oil-fired central heating and Aga in cottage. Underfloor electric heating in annexe.

Mains water to water troughs on the land.

Local Authority

Dorset Council - 01305 221000
Council Tax band: F

Designations

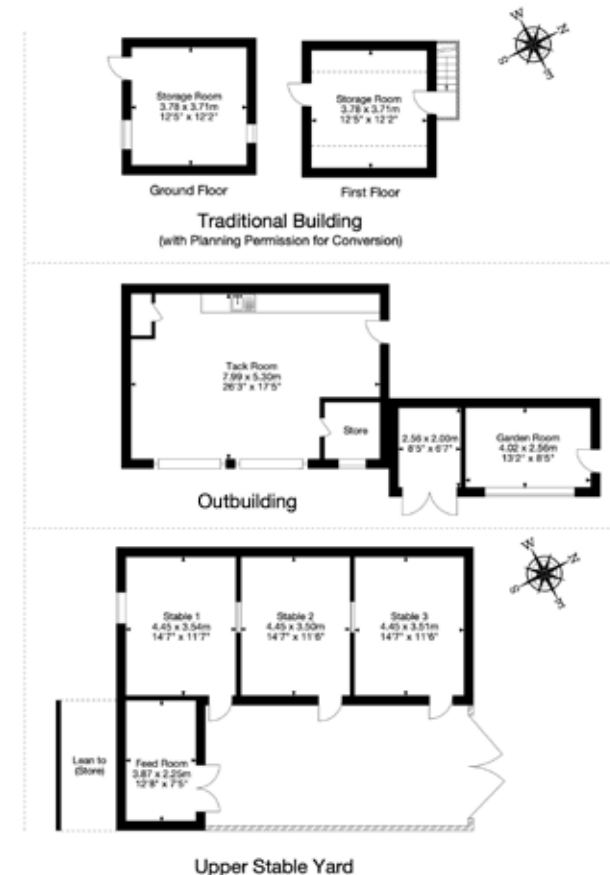
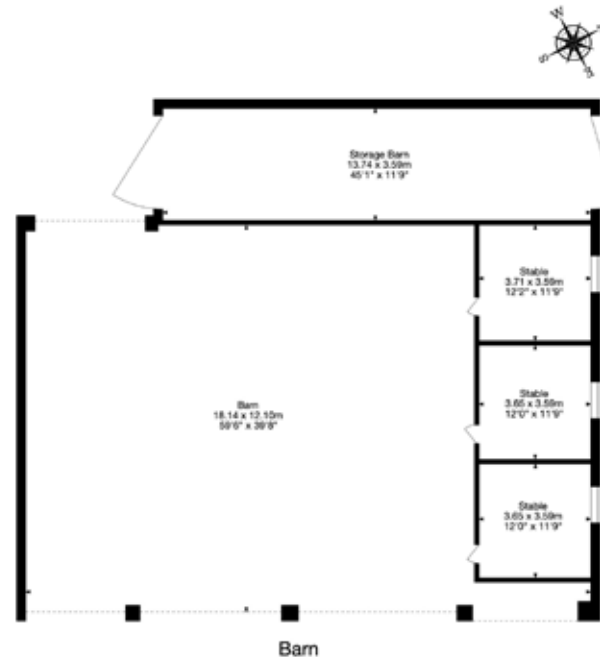
The property is situated within the Dorset National Landscape, Godmanstone Conservation Area and within a Nitrate Vulnerable Zone. The cottage is Grade II listed.

Access

Access to the property is directly from the public highway.



Outbuildings
Gross Internal Area (Approx.)
Outbuildings = 419 sq m / 4,510 sq ft
(Incl. Areas of Restricted Height)



Outbuildings



Agents Note

Planning permission was granted in February 2024 for the creation of an outside swimming pool and conversion of the traditional building to form a guest annexe under planning reference P/FUL/2023/05221. Please see plan at base of page.

There is a public footpath, bridleway and a right of access that crosses the land. Shooting and part of the fishing rights are owned and included within the sale. Please contact the selling agents for further details.

All external photographs taken in June 2024. Internal photographs taken in October 2023.

Tenure and Possession

Freehold with vacant possession on completion.

Method of Sale

The property is offered for sale as a whole by Private Treaty.

Directions

From Dorchester, take the A37 north towards Yeovil. Shortly after leaving the town, take the right hand turning signed Charminster onto the A352. Continue on this road for approximately 3.3 miles and the property will be found on your right hand side, shortly after entering the village of Godmanstone.

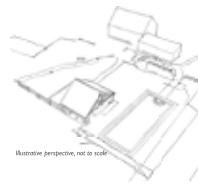
What3Words ///squad.sweetened.adjusted

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Richard Taylor or Lauren Davy on 01305 236237.



Site Plan
1:200 (pg A3)



Illustrative perspective, not to scale

Proposed Materials
Pool: Concrete, stone, steel, timber
Pool deck: Stone, gravel, concrete
Pool path: Stone, gravel, concrete, gravel, concrete
Guest Annexe: Stone, gravel, concrete, gravel, concrete
Fencing: Natural, treated, metal, stone, brick

JAMES CHAPMAN 4416
ARCHITECT

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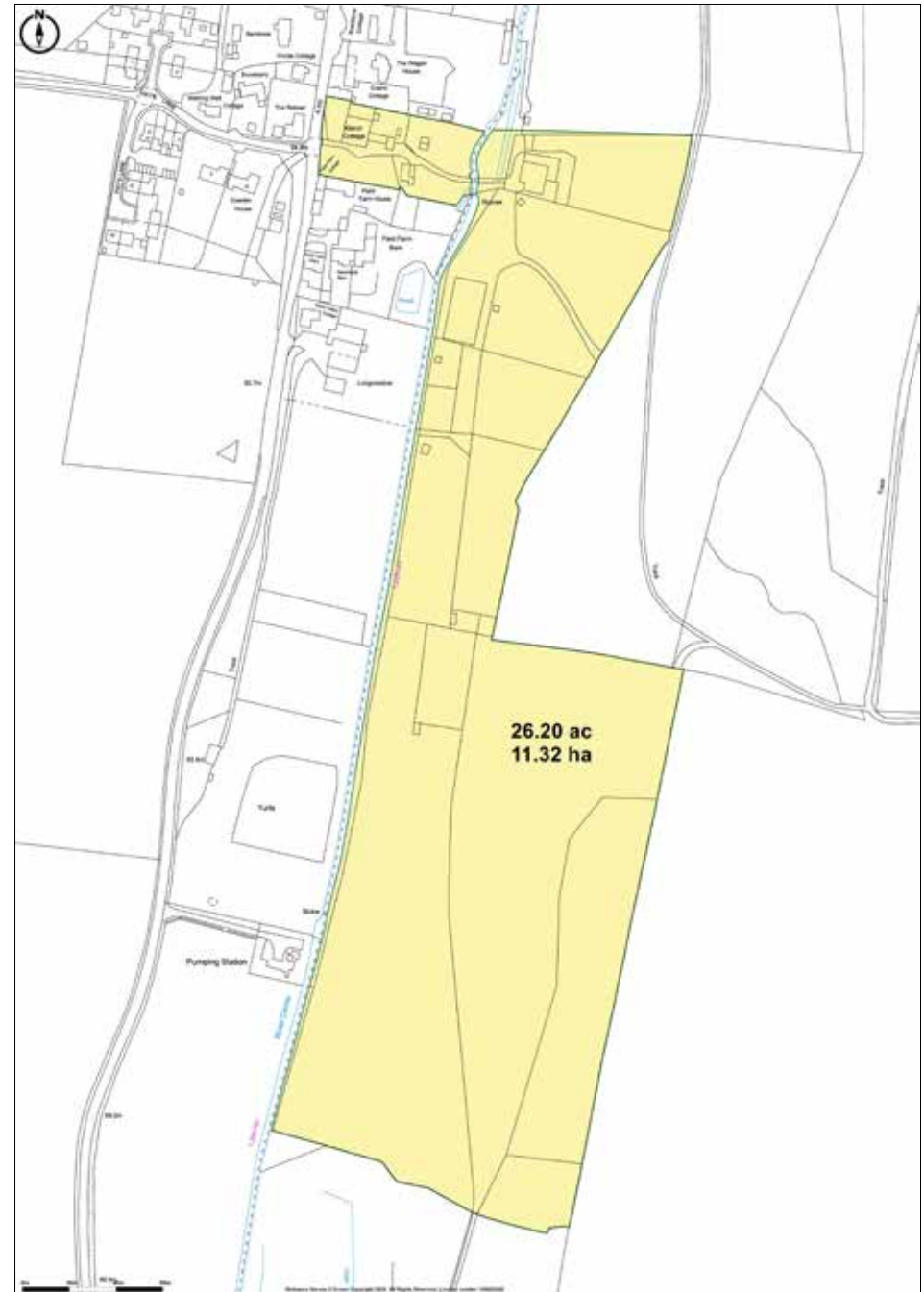
HANOR COTTAGE ANNEXE

AUGUST 2023

PROPOSED SITE PLAN

MICHIGAN

1:200



Manor Cottage
Gross Internal Area (Approx.)
Main House = 297 sq m / 3,196 sq ft
Garage = 27 sq m / 290 sq ft
Annexe = 21 sq m / 226 sq ft
(Incl. Areas of Restricted Height)



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.
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3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of 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





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& Sampson**