



**Yardes Cottage, Dewlish, Dorchester, Dorset**

Guide Price  
**£1,150,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



An enchanting location featuring two properties: a detached three bedroom period cottage and a modern, spacious three bedroom annexe — situated in a serene, private setting with landscaped garden and picturesque views of the lake and surrounding countryside.

## Yardes Cottage, Dewlish, Dorchester, Dorset, DT2 7LT

- Detached three-bedroom period cottage
- Modern, spacious three-bedroom annexe
  - Serene, private setting
  - Over an acre of landscaped garden
  - Scenic surrounding countryside
- Modern outbuilding with power, light and alarm system; summerhouse and potting shed with power
- Ample parking space with outside lighting, CCTV and burglar alarm for enhanced security
  - Council tax band F

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008







#### The Property

Upon entering the cottage, the hall guides you past the bathroom with separate shower and bath, WC and wash-hand basin. The snug in the centre of the cottage is highlighted by a charming inglenook fireplace with an original bread oven, a wood burner, exposed beams and a garden view.

Accessible from the snug, the sitting room has a multi-fuel burner and French doors that open to the garden, making it an ideal summer room with its south and west orientation.

The spacious kitchen/dining room, spanning the rear of the cottage, includes a range of base and wall units, an integral dishwasher, full height fridge and freezer and an electric AGA with AIMS and an externally ducted extractor fan. A separate freestanding matching island unit provides additional storage and breakfast bar.

The utility/laundry room, accessible from outside, is convenient for both the cottage and annexe and is fully plumbed with wall and base units for plentiful storage.

Adjacent to the utility room is the boiler room with a wall-mounted LPG boiler and additional storage space.

The first floor comprises three bedrooms, all with views over the garden. The master bedroom offers 'Jack & Jill' access to the adjacent shower room, which includes a shower cubicle, WC and wash-hand basin. Bedroom two is a spacious double room, while bedroom three is a comfortable single room that has also accommodated twin beds.





### Annexe

The detached annexe is spacious with a large kitchen/dining/sitting room. It currently offers three good size bedrooms, one with an en suite WC, and an office/study. A separate shower room includes a shower cubicle, wash hand basin and WC.

The generous kitchen/family room is equipped with a range of wall and base units, an integrated Belfast sink and gas oven with hob and extractor fan. There is space for a fridge and freezer; a washing machine or dishwasher could also be plumbed in.

### Outside

Spanning over an acre, the garden has been lovingly maintained and landscaped, creating a haven of peace and tranquillity. The garden's centrepiece is a picturesque lake, which serves as a stunning focal point. The surrounding mature trees not only enhance the garden's beauty but also provide a sense of privacy.

Meandering along the far side of the garden is a gentle flow of water, adding a soothing element to the already peaceful environment. The garden is thoughtfully designed with winding pathways leading through diverse areas each with secluded seating to appreciate the abundant wildlife.

The modern constructed outbuilding is equipped with power, light and an alarm system, while the summerhouse also has power. Additional smaller sheds and a greenhouse provide ample storage and gardening opportunities.

This horticultural delight is a true paradise, boasting a variety of plants and flowers that bloom throughout the seasons, ensuring year-round colour and interest.

Enhanced by outside lighting, burglar alarm and CCTV, the garden ensures both beauty and security. Considerable parking space is available.

### Situation

Dewlish is a popular village, being in an AONB (now known as National Landscape), set amidst the rolling downland of central Dorset. There is a church and the acclaimed 'The Oak' public house in the village.

Milborne St Andrew has a village store, first school, public house, doctor's surgery and church. The larger village of Puddletown has a modern doctor's surgery, first (new) and middle schools, store/post office, veterinary surgery, public house and church. Dorchester, Blandford and Sherborne offer a large selection of shops, recreational, educational and cultural facilities.

Dorchester and Sherborne have mainline railway connections to London/Waterloo. There are a number of well-regarded public schools in the area including Bryanston, Canford, Milton Abbey, Leweston and the Sherborne schools; Hanford, Sunninghill, Sandroyd, Port Regis, Leweston and Sherborne at preparatory level. This part of the county is renowned for its sporting and leisure pursuits which include golf at the Dorset Golf & Country Club, Isle of Purbeck, Dorchester (two clubs) and Sherborne, sailing and water sports at Poole and Weymouth and along the glorious World Heritage designated Jurassic coastline, walking and riding over the surrounding countryside.

### Services

Mains electricity.  
Private water supply - bore hole.  
Private drainage.  
Gas fired central heating - LPG.  
Solar thermal for hot water.

Broadband - Superfast speed available  
Mobile - It is reported that you are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

### Local Authority

Dorset Council  
01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: F

EPC: E





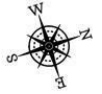




Directions  
 Head out of Dorchester on the A35 Puddletown bypass, take the exit signed for Blandford/Milborne St Andrew. At the roundabout take the first exit signed for Dewlish and first right following the road for about a mile. As you approach a left hand bend take the turning on your right following the road into the village. Pass the pub and continue along the road for a short distance and Yardes Cottage will be on your right hand side.  
 what3words///bullion.bakers.jingles

# Yardes Cottage Dewlish

Gross Internal Area (Approx.)  
 Main House = 190 sq m / 2,045 sq ft  
 Garage = 8 sq m / 86 sq ft  
 Annexe = 99 sq m / 1,065 sq ft  
 Outbuildings = 76 m / 818 sq ft  
 Total Area = 373 sq m / 4,014 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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