



Symonds
& Sampson

Prospect Place

Cattistock, Dorchester, Dorset

Prospect Place

Cattistock, Dorchester,
Dorset, DT2 0JB

A fine, Grade II listed, extended edge of village property with cottage, stables, outbuildings and land set in 10.33 acres.



 10.33 acres (4.18 ha)

- A fine, Grade II listed, extended edge of village property
- Views to the south and west over the Frome Valley
 - Detached two bedroom cottage
- Stable block with solarium and washdown bay
 - Studio/home office and double car port
- Walled Italian style garden and well maintained gardens
 - Paddocks and all weather arena
 - Pastureland spanning the River Frome

Guide Price £1,750,000

Freehold

For Sale by Private Treaty as a Whole

Dorchester Sales
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PROSPECT PLACE

Prospect Place is a stunning detached house located just outside the charming village of Cattistock. Originally built circa 1840, the property has been significantly extended to create a thoughtfully designed family home. Enjoying magnificent south and westerly views over the Frome Valley to Rampisham Down, the house seamlessly blends period charm with modern comforts.

A flagstone-floored entrance hall leads into an inner hall featuring a striking Georgian-style staircase. The front-facing sitting room is dual aspect, with casement doors opening on to the exquisite Italian style walled garden. A snug, formerly the dining room, and a study complete the original section of the house.

The heart of the home is the impressive kitchen with four-oven Aga and dining area, flowing seamlessly into a recently built orangery with double doors opening on to a raised terrace, perfect for enjoying the views.

Additional ground-floor amenities include a utility, larder and two cloakrooms.

The first floor features a spacious landing. The principal bedroom offers spectacular views, a dressing room and a generous en-suite bathroom, complete with a freestanding bath, basin and walk-in shower.

The second bedroom has a built-in wardrobe and access to a 'Jack & Jill' bathroom, also featuring a freestanding bath, basin, and walk-in shower. Two further bedrooms and a versatile dressing room/study complete the first floor.



PROSPECT PLACE COTTAGE

Prospect Place Cottage, formerly a stone barn, was converted in 2019/2020 into a charming detached cottage, situated in the corner of the yard close to the stables and studio/office.

The ground floor is open plan with living area and double doors to the south facing private garden, fitted kitchen, rear hall and cloakroom. Upstairs, both double bedrooms have en suite shower rooms. The cottage is tastefully finished with a traditional yet contemporary style.

The cottage is subject to a holiday use condition. See planning for more information.

OUTSIDE

A driveway on the north-west side leads to a large gravelled parking and turning area. On the south-east side, a second driveway provides access to a spacious yard with a double carport and an adjacent studio—ideal for use as a home office.

Landscaped gardens surround the house, with lawns, mature beds and borders. The walled Italian style garden is a fine feature of the house providing a sheltered, secluded area for outside dining.

The equestrian yard has four stables - two of which are dual aspect, a tack room and a feed store with a ladder leading to an octagonal first-floor storage area. There is a wash-down box and second feed store. An all-weather riding arena (approx. 22m x 62m) is located to the north-west of the house.





LAND

The land gently slopes towards the River Frome and enjoys double-bank river frontage.

The property extends to a total area of 10.33 acres (4.18 hectares) with the residential curtilage extending to 1.12 acres (0.45 hectares). The land is arranged in three conveniently sized paddocks, all with stock fencing and water troughs. All of the land is all laid to permanent pasture and has historically been utilised for the grazing of horses.

The attractive River Frome runs through the south-westernmost fields, flowing north to south (full riparian rights are included and run with the rest of the freehold). The field adjoining the river is wetland, and although partially drained, it has been left as a conservation area.

SITUATION

Prospect Place is situated on the northern edge of the village. The village is of considerable character and a thriving community with a store/post office, noted Victorian parish church, cricket ground, football field, children's playground, village hall and well regarded public house, The Fox and Hounds.

Local facilities in Maiden Newton, about 1 mile, include shops, petrol station and Spar, primary school, doctors' surgery and railway station on the Dorchester/Yeovil to Bath/Bristol line.

There is excellent outriding from the door, with surrounding countryside interspersed with a network of bridleways and footpaths.



DIRECTIONS

what3words:///prank.react.steadily

SERVICES

Mains water and electricity. Private drainage.
Oil fired central heating.

Broadband - Standard speed is available

Mobile - There is likely to be mobile coverage indoors on O2 and likely coverage on multiple networks outdoors. (<https://www.ofcom.org.uk>)

Council Tax Band: (Dorset Council - 01305 251010)

Prospect Place E

Prospect Place Cottage D

DESIGNATIONS

All of the property falls within a Nitrate Vulnerable Zone and within the Dorset National Landscape (formerly AONB). Prospect Place is Grade II Listed (List Entry No. 1119462) but all parts fall outside the Cattistock Conservation Area.

PLANNING

Planning consent to "Demolish outbuildings, convert barn into holiday cottage, erect garage and stables, and construct tennis court" was granted in 2006 (App No 1/E/06/000392). Prospect Place Cottage is subject to a holiday use. Planning consent for the riding arena was granted in 2013 (App No. 1/D/13/000599) and consent for the orangery was granted in 2022 (P/HOU/2021/03813).

PUBLIC RIGHTS OF WAY

No public rights of way cross the property.



Prospect Place, Cattistock, Dorchester

Approximate Area = 3157 sq ft / 293.2 sq m (excludes carport)

Outbuildings = 1303 sq ft / 121 sq m

Cottage = 781 sq ft / 72.5 sq m

Total = 5241 sq ft / 486.7 sq m

For identification only - Not to scale



RURAL GRANT SCHEMES

The property is not entered into any Environmental, Countryside Stewardship or Sustainable Farm Incentive agreements.

MATERIAL INFORMATION

Please note that completion on the sale of Prospect Place cannot take place before mid-September. Please speak to the agent for further details.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1263236



Dorchester/ATR/08.04.2025



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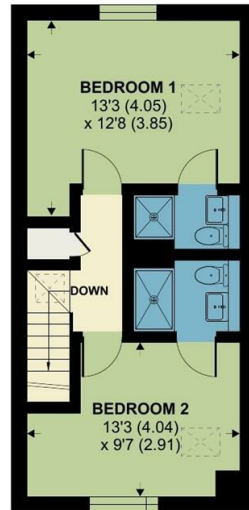
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Prospect Place Cottage, Cattistock, Dorchester



**PROSPECT PLACE COTTAGE
GROUND FLOOR**

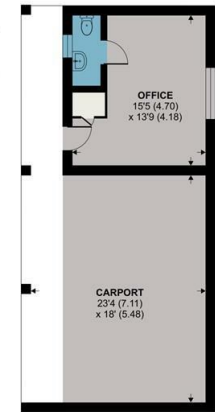
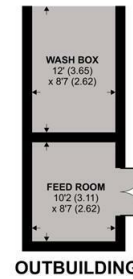
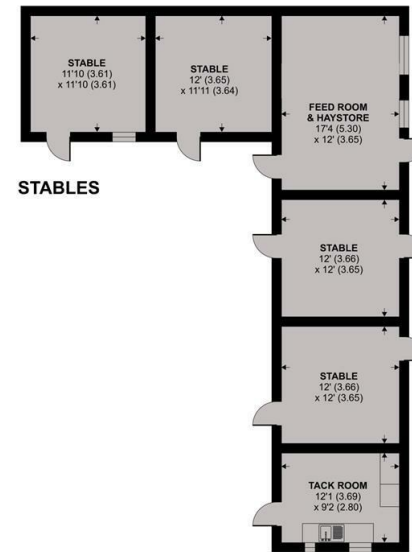


**PROSPECT PLACE COTTAGE
FIRST FLOOR**

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Outbuildings Prospect Place, Cattistock, Dorchester



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