

Symonds
& Sampson

Woolcombe Hays

Melbury Bubb, Dorchester, Dorset

Woolcombe Hays

Melbury Bubb, Dorchester,
Dorset, DT2 0NJ

A charming grade II listed, three bedroom thatched cottage in idyllic rural setting, beautifully renovated with wraparound gardens, small orchard, and countryside views.



- Beautifully renovated grade II listed thatched cottage
 - Character features throughout
 - Three double bedrooms plus versatile loft room
 - Two reception rooms and study
- Generous gardens with summer house, greenhouse, and garden shed
 - Stunning countryside views and peaceful setting
- Ample off-road parking with space for garage/carport (STPP)
- Easy access to surrounding villages and countryside walks

Guide Price **£825,000**

Freehold

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THE PROPERTY

Nestled in the heart of picturesque countryside, Woolcombe Hays is a beautifully renovated thatched cottage combining timeless charm with contemporary comfort. The current owners have completed an extensive programme of improvements, thoughtfully blending original character features with modern design to create a warm and welcoming home with stunning rural views.

Entrance is via a porch leading into the inviting double-aspect sitting room, featuring exposed beams and an attractive exposed brick fireplace with a wood-burning stove. A useful study is located off the sitting room—ideal for home working.

On the other side of the porch, the dining room continues the theme of character, with more exposed beams and a charming brick inglenook fireplace housing a second wood-burning stove. This room flows through to a walk-through pantry, offering excellent storage and a door to the garden, which in turn leads into the kitchen.

The kitchen is the heart of the home, fitted with a range of shaker-style units and a matching island. A cosy snug area sits to one corner. Beyond the kitchen is a boot room/utility room, with plenty of space for white goods, additional storage, and access to both the front and rear gardens. A WC completes the ground floor accommodation.

Stairs rise from the kitchen to a generous landing, leading to three spacious double bedrooms and a stylish modern bathroom. The principal and second bedrooms both enjoy the added convenience of en suite toilets. From the landing, a second staircase rises to a versatile loft room, perfect for use as an occasional guest bedroom, study, or hobby space.





OUTSIDE

Woolcombe Hays sits towards the centre of its attractive plot, surrounded by gardens that wrap around the property and adjoin open fields. The south-facing rear garden is a particular highlight—mostly laid to lawn and interspersed with mature shrubs, flowering borders, and specimen trees offering privacy and year-round interest. A charming summer house, greenhouse, and timber garden shed are thoughtfully positioned for practical and recreational use, while several seating areas make the most of the sunshine and countryside views.

To the front of the property, there is ample off-road parking. There is also space to construct a garage or carport (subject to the necessary planning permissions).



SITUATION

Local facilities are in the attractive and popular villages of Evershot and Chetnole.

Evershot (about 2 miles) is in a designated conservation area on the edge of Melbury Park and contains many period and listed houses. It offers the facilities of a school, shop and post office, doctors, bakery, church, village hall, The Acorn Inn and the acclaimed Summer Lodge Country House Hotel and Restaurant.

Chetnole has a bistro pub with further local facilities, including a small Spar supermarket and an artisan café in Yetminster, about five miles and a further village shop and

delicatessen in Leigh about three miles away.

The abbey town of Sherborne and regional centres of Dorchester (the county town) and Yeovil provide a wide range of shopping, business and recreational facilities.

There are a number of well-regarded schools in the area including the Sherborne schools, Leweston, Hazlegrove, Millfield, Bryanston, King's Bruton and Canford together with many others.

Communication links are excellent, with nearby access onto the A37 providing a north/south link. The A303 is located to the north linking with the M3 to London.



Mainline rail service from Sherborne to London (Waterloo) takes about 2¼ hours. There is railway platform halt at Chetnole across the fields, providing a rail service to Bath, Bristol, Weymouth, Westbury and London Paddington.

Bristol and Exeter Airports are both within about one hour's drive offering connections around the UK, Europe and to other destinations.

DIRECTIONS

what3words///butterfly.dating.flap

SERVICES

Mains electricity and water. We are informed by the vendor that the property is supplied with mains water through a private system installed and funded by 5 properties. No water rates are charged and there is no ongoing running cost.
Private sewage treatment plant.
Oil fired central heating.

Broadband - Standard speed is available.

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

Council Tax Band: G (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are informed by the vendor that there is a Deed of Easement with Scottish and Southern regarding telegraph pole providing power to the property.

We are informed by the vendor that there is a Deed to confirm installation and right of access to water supply pipe across neighbouring property.

Woolcombe Hays, Melbury Bubb, Dorchester

Approximate Area = 2482 sq ft / 230.5 sq m

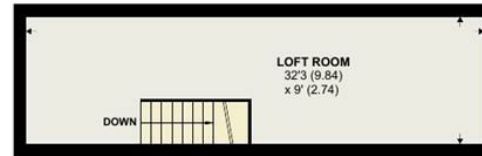
Limited Use Area(s) = 137 sq ft / 12.7 sq m

Total = 2619 sq ft / 243.2 sq m

For identification only - Not to scale



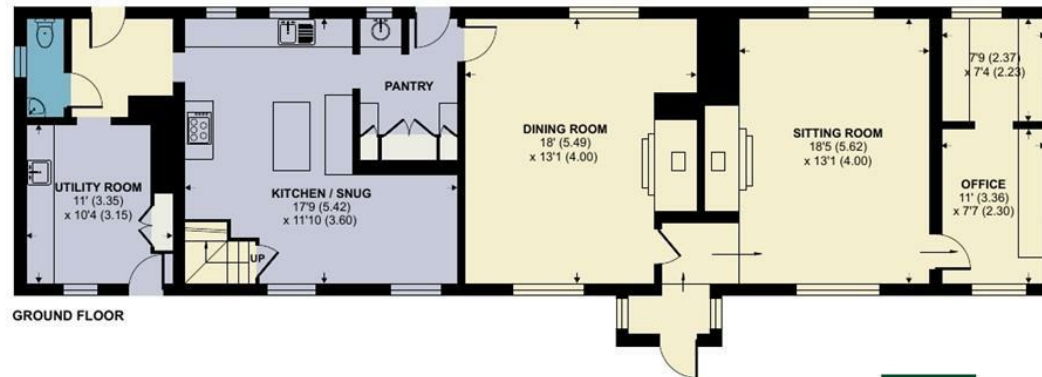
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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: 1298573



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