



Symonds
& Sampson

The Cottage

Lower Frome Vauchurch, Dorchester, Dorset

The Cottage

Lower Frome Vauchurch, Dorchester,
Dorset, DT2 0DY

A charming three-bedroom detached cottage in idyllic rural Dorset, blending period character with stylish modern living, far-reaching views, exceptional outbuildings and a delightful garden.



- Beautifully renovated detached cottage in idyllic rural setting
- Character features, including wood burner and flagstone-style flooring
- Three double bedrooms, plus attic room with conversion potential
- Spacious shaker-style kitchen with electric Aga in original inglenook
- Extensive outbuildings: garage, double carport, workshop, stables and kennel
 - Pretty rear garden
- Stunning countryside views and privacy
 - No forward chain

Guide Price **£695,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Set in a beautiful rural location with sweeping views over open countryside, The Cottage is a detached home that has undergone an extensive renovation programme over the years. The result is a thoughtful blend of period charm and modern living, with further potential for the next owner to make it their own.

A timber front door opens into a porch, leading to a welcoming hallway. The double-aspect kitchen/breakfast room is fitted with classic shaker-style units, quartz worktops, and features an electric Aga set within the original inglenook fireplace—adding both warmth and heritage.

The utility room is good size and finished with slate flooring, floor-to-ceiling storage, a Belfast sink, and access to the rear garden via a stable door. A cloakroom is positioned adjacent.

The sitting room has rustic flagstone-style flooring, a wood burner, understairs storage, and views over the country lane.

Upstairs, the first-floor landing is spacious enough to accommodate furniture such as a dresser. The high-quality finish continues throughout this level, with solid timber flooring and matching timber doors. The principal bedroom enjoys far-reaching views and space for freestanding wardrobes. Bedrooms two and three are both doubles, with bedroom two featuring a period fireplace. The family bathroom is well-proportioned and includes a roll-top clawfoot bath, wash basin, WC, and a shower cubicle.

A small staircase leads to the second floor, where a large boarded attic room with Velux window, light, and power offers potential for conversion into an additional bedroom (subject to any required consents).





OUTSIDE

The grounds are impressive, with outbuildings which include a single garage, double carport, large workshop, dual stables with tack rooms, and even a kennel.

The rear garden is a real highlight, with a large patio area leading through a gate to an expansive lawn bordered by a mix of flower, shrubs and mature trees. The outlook over rolling countryside is truly idyllic, offering peace, privacy, and the charm of rural Dorset living.



SITUATION

Lower Frome Vauchurch sits on the edge of Maiden Newton, a bustling village well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

The picturesque town of Beaminster, with its historic square and range of shops, including boutiques, is located approximately 7 miles to the west.

Both the county town of Dorchester and Bridport are within about 10 miles, with Dorchester offering the Dorset County Hospital and mainline rail services to London Waterloo.

The area is also renowned for its excellent schools, and there are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.



DIRECTIONS

What3words:///hushed.butterfly.lifters

SERVICES

Mains water and electricity.

Private drainage.

Heating - Oil fired central heating.

Broadband - Superfast speed is available.

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

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

AGENT NOTE

Previous planning permission was granted to erect a one bedroom annexe on the western elevation of The Cottage and for a sunroom, double garage and hayloft of the eastern elevation. Full details available to view online at West Dorset District Council.

(No: 1/D/07/002068)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For identification only - Not to scale

BEDROOM 1
13'11" (4.24)
x 11'5" (3.48)

BEDROOM 3
11'4" (3.45)
x 7'11" (2.42)

BEDROOM 2
11'7" (3.53)
x 10'4" (3.16)

BATH

DOWN UP

12'8 (3.86)
x 9' (2.74)

FIRST FLOOR

UTILITY
11'3" (3.43)
x 6'11" (2.12)

KITCHEN / DINING ROOM
17'5" (5.30)
x 16'1" (4.90)

SITTING ROOM
16'10" (5.14)
x 14'2" (4.31)

GROUND 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: 1291092

5. Symonds & Sampson

Dorchester/ATR/17.07.2025 rev



naea | propertymark

PROTECTED

www.
the
londonoffice.co.uk

40 ST JAMES'S PLACE SW1

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Symonds
& Sampson

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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the 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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT