



Symonds  
& Sampson

# Swallowshide

East Burton Road, Wool, Wareham, Dorset



# Swallowshade

East Burton Road, Wool,  
Wareham, Dorset, BH20 6HF

Three-bedroom detached character home with outbuildings, gardens, River Wyn frontage and paddock – peaceful Dorset setting, 2.14 acres.



- Detached character house
  - Three/four bedrooms
- Spacious kitchen/dining room
  - Large garden
- River Wyn frontage and former sheep dip
  - 0.718-acre paddock across the river
  - In all 2.14 acres

Guide Price **£775,000**

Freehold

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## THE PROPERTY

Swallowshide and its outbuildings form the former farmstead to East Burton Farmhouse. Originally the cart house and stables, the main house was converted in the 1970s and more recently extended to include a spacious kitchen/dining room. The house and its surrounding buildings were part of an active farmyard until the mid-1970s. Today, Swallowshide retains the charm of a bygone era, nestled within its own delightful grounds, and offers scope for updating.

On the ground floor: kitchen/dining room, sitting room, rear lobby, utility room with WC, inner hall, office/bedroom four, bedroom three, shower room, and a separate WC.

Upstairs: two further bedrooms and a shower room.

## OUTSIDE

A five-bar timber gate with post-and-rail fencing on either side opens onto a gravelled forecourt in front of the house. On one side stands a three-bay open-fronted implement store with adjoining former pigsties. On the other side, there is a useful store, the disused old water pump, and the former granary—now used as a tool/store room—with potential for conversion, subject to the necessary consents.

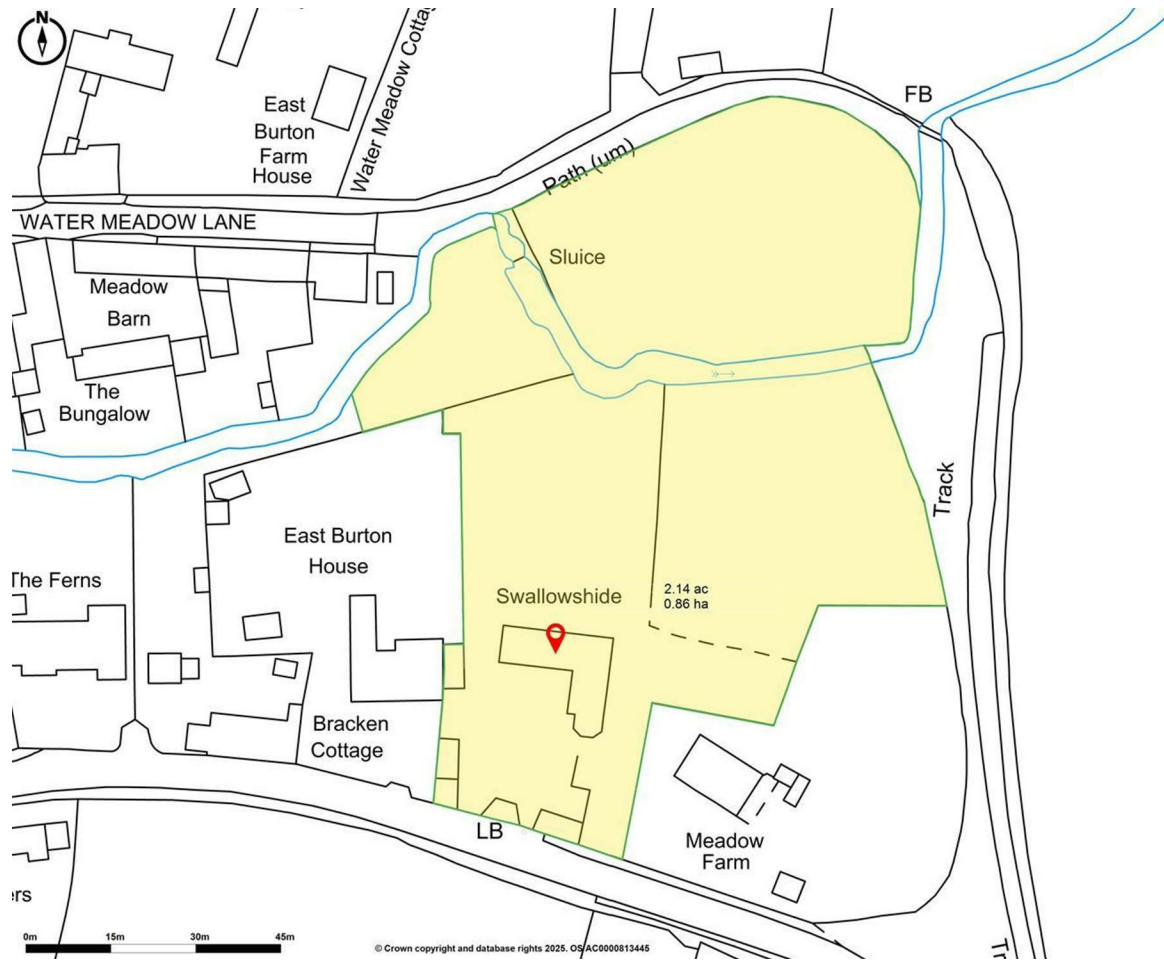
A low stone wall with a pedestrian gate encloses a courtyard at the front of the house.

To the west, a grassed track runs past the granary to a gate leading into the main garden, which is largely laid to lawn. A flagstone terrace adjoins the sitting room, enclosed on two sides by stone walling, and opens out onto the garden. The lawn runs down to the River Wyn, which meanders through the grounds. Trees include copper beech, Canadian maple, and other specimen varieties, with flower beds and shrubs bordering the lawn. Beyond, adjacent to the river, lies a wooded area.

Across the river to the north is a paddock measuring approximately 0.718 acres. Within the River Wyn itself is a former sheep dip. In all, the property extends to approximately 2.14 acres.







## SITUATION

East Burton is a sought-after hamlet located just a mile from the village of Wool. The hamlet itself is home to the popular Seven Stars pub, while Wool offers a good range of local amenities, including a doctors' surgery, pharmacy, library, first school, and two public houses. Wool also benefits from a mainline railway station with direct services to London Waterloo.

Additional facilities can be found in Wareham (approximately 6 miles) and the county town of Dorchester (approximately 12 miles). The area is renowned for its network of scenic footpaths and its proximity to the stunning Jurassic Coast, a designated World Heritage Site.

## DIRECTIONS

What3words:///firmer.decisions.staging

## SERVICES

Mains water, electricity, gas and drainage.  
Oil-fired Aga.  
Gas boiler for domestic hot water and central heating.

Broadband - Superfast speed available.  
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>).

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







# East Burton Road, Wool, Wareham

Approximate Area = 2460 sq ft / 228.5 sq m (excludes carport)

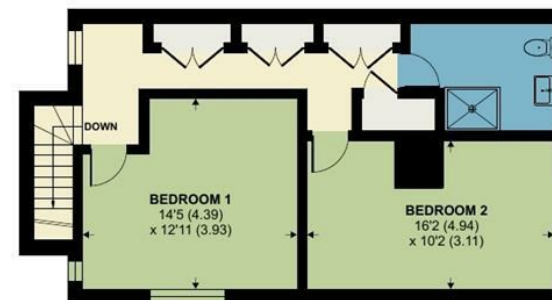
Outbuildings = 514 sq ft / 47.7 sq m

Total = 2974 sq ft / 276.2 sq m

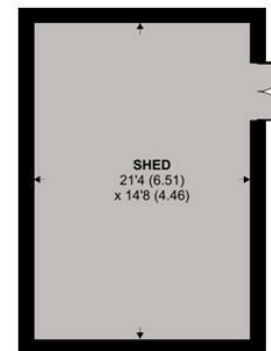
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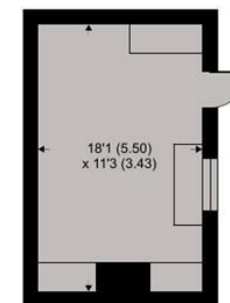
GROUND FLOOR



FIRST FLOOR

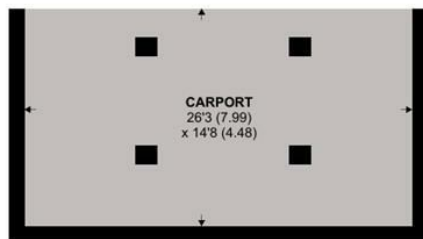


OUTBUILDING 1



OUTBUILDING 2

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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: 1324800



Dorchester/ATR/29.09.2025



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