

# Rolfe East



## Laurel Lane, Queen Camel, BA22 7NU

Guide Price £1,100,000

- HUGE DETACHED PERIOD HOUSE WITH MULTIPLE OUTBUILDINGS (9116 square feet).
- PLOT AND EXQUISITE GARDENS EXTENDING TO OVER ONE AND A HALF ACRES APPROX.
- DRIVEWAY PARKING FOR TEN CARS OR MORE WITH SPACE FOR GARAGE AND CARPORT.
- INDOOR SWIMMING POOL.
- ACCOMMODATION AND OUTBUILDINGS EXTENDS TO 9116 SQUARE FEET.
- SUPERB 'TUCKED AWAY' VILLAGE CENTRE LOCATION - END OF A NO-THROUGH LANE.
- CURRENTLY USED AS A PEACEFUL MEDITATION RETREAT.
- ENVIABLY FREE FROM THE RESTRICTION OF GRADE II LISTING.
- VERY SHORT WALK TO VILLAGE CENTRE, POPULAR PUB, VILLAGE STORES AND SCHOOL.
- SHORT DRIVE TO SHEBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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# The Dring Laurel Lane, Queen Camel BA22 7NU

WANT A PEACEFUL, MEDITATIVE SANCTUARY TUCKED AWAY IN A SECRET LOCATION IN THE HEART OF A PRETTY SOMERSET VILLAGE? 'The Dring' is a substantial (9116 square feet), period, natural stone, detached cottage standing in a large, level plot with exquisite grounds and groomed gardens extending to over 1.6 acres (1.64 acres approximately). This property is situated in a secret, 'tucked away' location at the end of a no-through lane very near the heart of this pretty Somerset village, a short walk to the excellent village centre amenities, shop, pub and primary school. A sweeping driveway approach wraps around the main house providing off road parking for ten cars or more. The are multiple outbuildings including cabins, indoor swimming pool, conference hall and reception. Some of the outbuildings offers ancillary accommodation including further bedrooms and bathrooms. The main cottage is enviably free from the restrictions of Grade II listing and yet retains so many endearing character including large, natural stone open fireplaces, flagstone floors, exposed beams and much more. The main cottage is heated by oil-fired radiator central heating. The cottage enjoys an excellent flow of natural light from dual aspects and a sunny east-to-west aspect. The accommodation is vast and flexible. There are four principal reception rooms in the main property plus five double bedrooms, two with en-suite bathrooms. The property has scope to extend, reconfigure and convert plus potential to add garaging or barns, subject to the necessary planning permission. The property is currently used as a peaceful, countryside retreat and sanctuary. There are superb countryside and village centre walks from nearby – ideal as you do not need to put the dogs or the children in the car! It is only a very short walk to the pretty village centre, pub, shop and primary school. It is a very short drive to the historic town of Sherborne.



Council Tax Band: C



Sherborne has a superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

PLEASE NOTE: The house was flooded during the flash floods in May 2023 that effected most of the village centre in Queen Camel. The sitting room and dining room of the main house was effected.

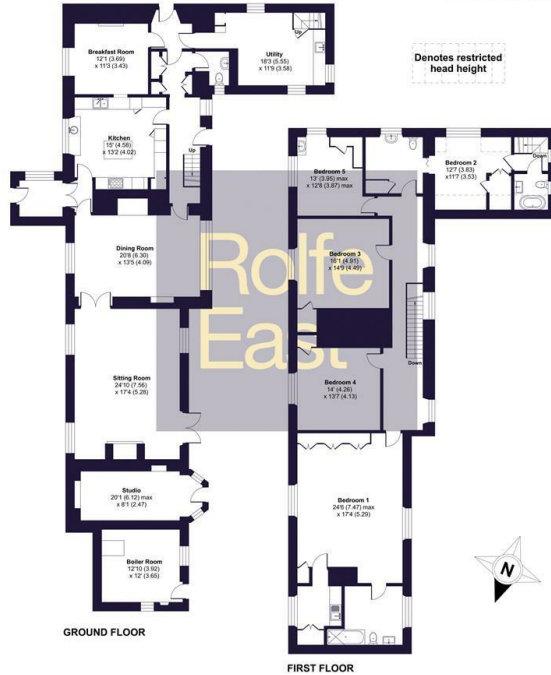




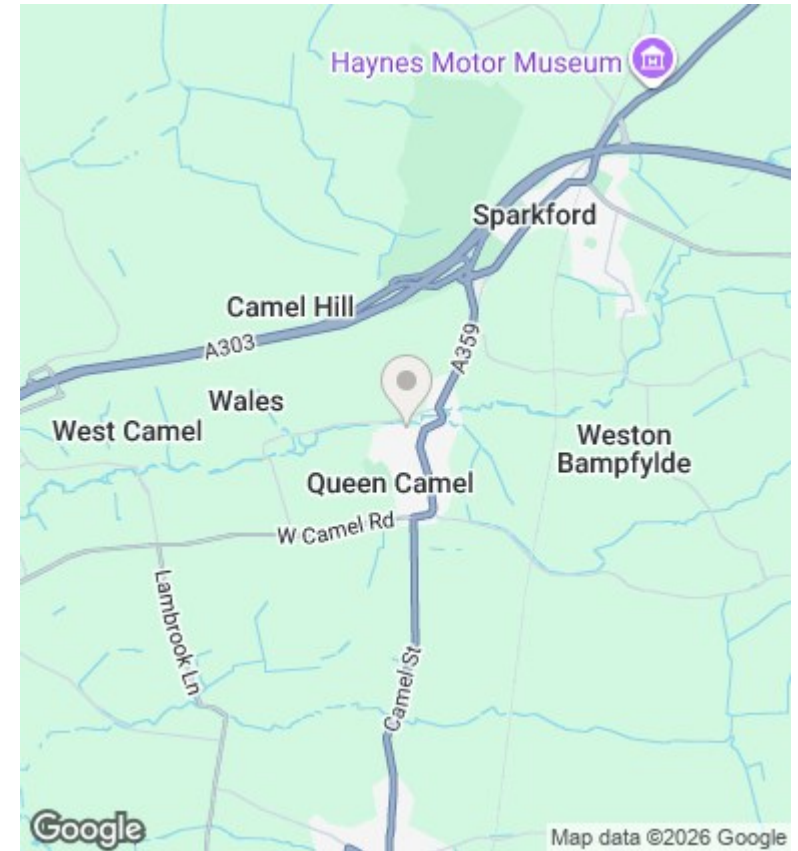
**Laurel Lane, Queen Camel, Yeovil, BA22**

Approximate Area = 3507 sq ft / 325.8 sq m  
 Limited Use Area(s) = 66 sq ft / 6.1 sq m  
 Outbuildings = 316 sq ft / 29.3 sq m  
 Total = 3889 sq ft / 361.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Prepared for Rolfe East Sherborne Ltd. REF: 1406659



**Directions**

**Viewings**

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

**Council Tax Band**

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	