Symonds & Sampson



Haycerne Cottage

Corton Denham, Sherborne

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Sherborne
Somerset DT9 4LR

An impressive and beautifully appointed detached period residence, offering over 2,700 sq ft of characterful accommodation, complemented by a detached stone garage and delightful established gardens, within one of the area's most sought-after villages.

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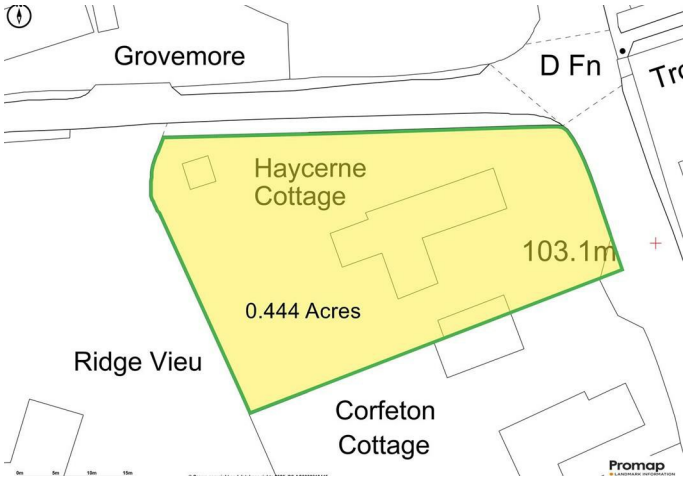
- Benefiting from an unlisted status
- Elegant period features with character features throughout
- Stunning garden room with log-burning stove
- Four reception rooms
- Master bedroom with ensuite
- Two staircases offering flexible accommodation
- Established wraparound grounds and kitchen garden
- Sought after village location

Guide Price £975,000

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk







THE DWELLING

Dating back to circa 1750, this attractive and substantial detached period residence, offering approximately 2,722 sq ft of versatile accommodation, together with a detached garage extending to approximately 325 sq ft. Rich in character and thoughtfully enhanced throughout the current vendors' ownership, the property successfully combines the char eighteenth-century country home with the space and convenience of modern living.

Occupying a particularly appealing position within the highly regarded village of Corton Denham, the property is approached via an attractive gravel driveway, providing access to the detached stone-built garage and an enchanting front garden. Established planting, mature trees and a charming pathway create a wonderful sense of arrival, setting the tone for this distinctive country residence.

Internally, the accommodation is both generous and versatile, with a wonderful balance of reception and bedroom space arranged over two floors. Throughout, the property retains an abundance of period character, including exposed ceiling beams, attractive window seats and an impressive inglenook fireplace, whilst benefiting from a programme of improvements and careful maintenance during the vendors' ownership. Of particular note is its unlisted status, providing an appealing combination of period character and greater flexibility.













ACCOMMODATION

The principal reception accommodation is centred around an impressive sitting room, providing a wonderfully proportioned space in which to relax and entertain. Rich in character, this inviting room features an attractive inglenook fireplace and provides access to the property's exceptional garden room, created as part of a sympathetic single-storey rear extension.

Undoubtedly one of the highlights of the house, the garden room provides an impressive additional reception space, enjoying a delightful outlook across the garden. French doors open directly onto the outside, whilst a centrally positioned log-burning stove and underfloor heating ensure the room remains a welcoming and comfortable environment throughout the year. Its generous proportions and connection with the garden make it particularly well suited to both entertaining and everyday family life.

Further reception accommodation is provided by a separate office, offering an ideal environment for home working, a library or a more intimate snug. Its position within the house provides an additional degree of flexibility, allowing the property to adapt readily to the requirements of its next owners.

The kitchen and dining room is another particularly generous space. Thoughtfully fitted with bespoke cabinetry, the kitchen incorporates a central island unit and a range of integrated appliances, with ample space for a substantial dining table. The arrangement creates a sociable and practical heart to the home, equally suited to informal family dining and entertaining.

The ground floor accommodation is further complemented by a useful utility room, fitted with bespoke built-in cabinetry and providing ample space for laundry appliances and household storage. An additional shower room serves the ground floor, whilst a separate room, previously utilised as a gym by the current vendors, offers considerable versatility and could equally be arranged as a hobby room, further study or additional reception space. Conveniently accessed directly from the sitting room, this provides an additional dimension to the flexible ground floor layout.

The first floor is approached via two separate staircases, rising independently from the sitting room and kitchen areas. This is a particularly interesting feature of the property's layout, providing a degree of separation between the bedroom accommodation and creating potential for a variety of living arrangements, including multi-generational occupation or those requiring distinct areas of privacy.

The bedroom accommodation comprises four well-proportioned double bedrooms, all enjoying comfortable dimensions and an attractive sense of space. The principal bedroom is particularly generous, whilst the remaining three bedrooms offer excellent flexibility for family members and visiting guests. The accommodation is served by a family bathroom and separate en-suite facilities, completing a well-balanced first-floor arrangement.

GARDEN

The gardens are a particularly appealing feature of Haycerne Cottage, wrapping around the property and providing an attractive combination of established planting, privacy and areas for both relaxation and outdoor entertaining.

To the rear, the garden enjoys all the charm of a quintessential country garden, with an extensive lawn bordered by established flower beds, mature trees and thoughtfully positioned planting, providing an ever-changing variety of colour and interest throughout the seasons. The mature boundaries create a wonderful sense of seclusion, whilst a paved terrace adjoining the house provides an ideal setting for al fresco dining and entertaining, enjoying a pleasant outlook across the garden.







A particularly charming addition is the separate kitchen garden, discreetly positioned away from the principal garden and providing a more practical growing space. Here, raised vegetable beds and a greenhouse offer an excellent opportunity for those with an interest in homegrown produce and gardening.

The gardens continue around to the front of the property, where further established trees and attractive planting frame the house, creating a wonderful sense of arrival. A gravel driveway provides ample off-road parking for several vehicles and leads to a substantial detached garage. Of traditional stone construction, the garage is arranged in a particularly useful elongated configuration, offering excellent storage and practical versatility.

SITUATION

Corton Denham is a particularly picturesque and highly regarded village, enjoying an attractive rural setting amidst the beautiful surrounding Dorset and Somerset countryside. The village is perhaps best known for its celebrated public house, which enjoys an excellent reputation and forms an important part of the local community, contributing to the village's enduring appeal.

The surrounding countryside provides an abundance of attractive walks and opportunities for outdoor pursuits, whilst the neighbouring villages offer a selection of further amenities and facilities. Despite its peaceful rural setting, Corton Denham is conveniently positioned for the nearby market town of Sherborne, which provides an excellent range of independent shops, boutiques, restaurants, cafés and everyday amenities.

Sherborne is also particularly well regarded for its schooling, offering a choice of highly regarded educational establishments, alongside mainline railway connections providing links towards London Waterloo and the wider national rail network.

MATERIAL INFORMATION

Mains electric, water and drainage.
Oil fired central heating.

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property for further information please see Ofcom.

Somerset Council
Council Tax Band: G

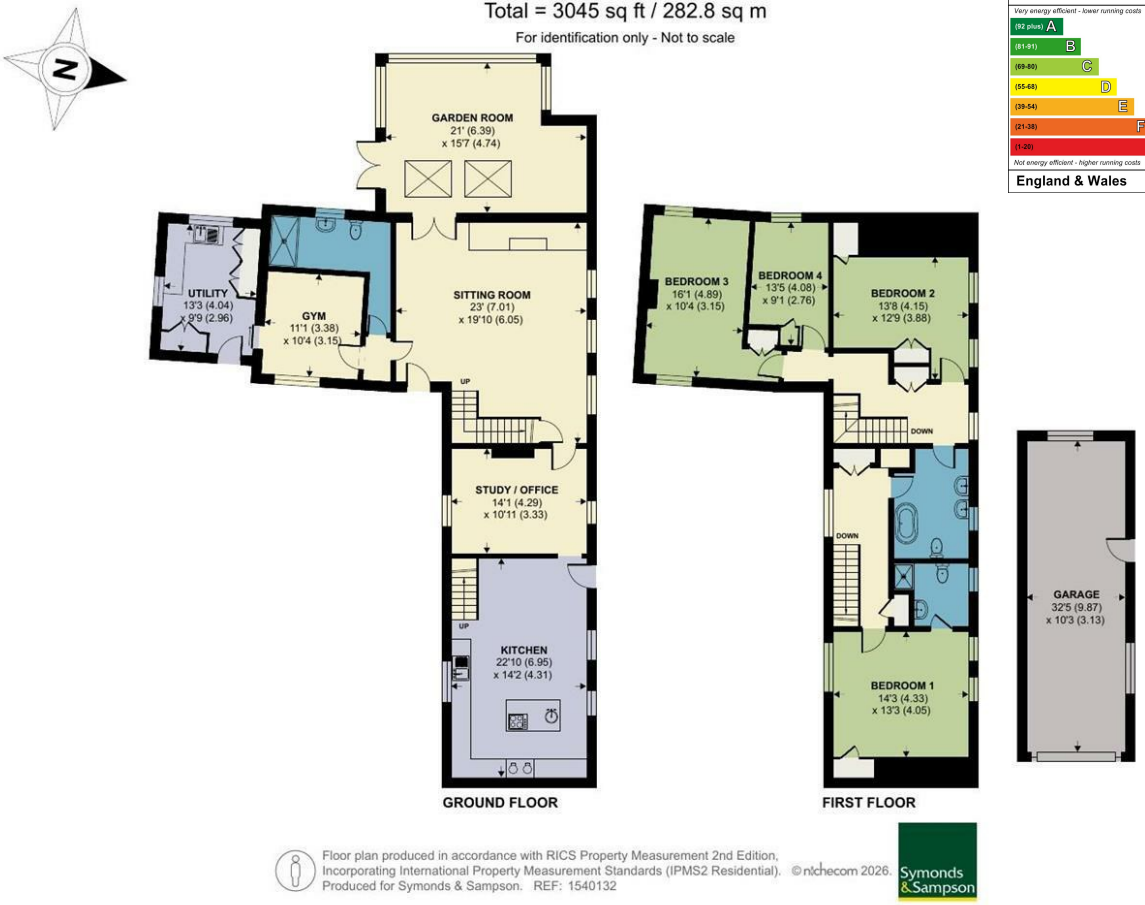
The property is situated within a conservation area.

DIRECTIONS

What3words - ///spoiled.trickling.crystal

Haycerne Cottage, Corton Denham, Sherborne

Approximate Area = 2722 sq ft / 252.8 sq m
Garage = 323 sq ft / 30 sq m
Total = 3045 sq ft / 282.8 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1540132



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naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN

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