



Symonds
& Sampson

Bryanston Cottage

High Street, Henstridge, Templecombe, Somerset

Bryanston Cottage

High Street
Henstridge
Templecombe
BA8 0RA

Double-fronted period cottage, believed to date back to the late 17th century, offering three bedrooms, generous accommodation, an inglenook fireplace and an enclosed rear garden with summer house.



- Double fronted period property
- Well proportioned accommodation throughout
 - Character features throughout
 - Enclosed rear garden
 - Sought after village location

Guide Price **£250,000**

Freehold

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THE DWELLING

Thought to date back approximately 320 years, this charming double-fronted period property offers generous proportions across two floors, complemented by an abundance of character features throughout. The current vendors have undertaken a range of improvements, resulting in a well-presented home that retains much of its original charm whilst offering practical accommodation suited to modern living.

ACCOMMODATION

Upon entering the property, the welcoming entrance hall provides access to the principal ground floor accommodation, together with a further door leading directly to the rear garden.

To the left, the kitchen/dining room is a particularly characterful space, offering a wealth of charm and ample room for both everyday dining and entertaining. The kitchen is fitted with a range of worktops, with plentiful space for dining furniture and freestanding appliances. A traditional wood-fired Rayburn provides a lovely focal point, complemented by a modern eye-level oven for added convenience. To the rear, a spacious porch/utility room provides additional practical space for laundry appliances and offers direct access to the garden. A separate shower room is also accessed from the utility room.

Situated to the opposite side of the entrance hall, the sitting room is a light-filled and inviting reception space, centred around a wood-burning stove set within an impressive inglenook fireplace. This feature provides a wonderful focal point, enhancing the period

character and cosy atmosphere of the room.

The first floor offers three bedrooms, including two well-proportioned double bedrooms, with the principal bedroom enjoying particularly generous dimensions. The third bedroom would comfortably accommodate a single bed or alternatively serve as an ideal home office, dressing room or study.

GARDEN

Outside, the rear garden is predominantly laid to a level lawn and enclosed by established boundaries, with mature shrubs adding greenery and a sense of privacy. A summer house is positioned in one corner of the garden, providing a versatile space for relaxation, hobbies or outdoor entertaining, whilst a separate garden shed offers useful additional storage.

SITUATION

Occupying a position on the High Street in the village of Henstridge, situated on the Somerset and Dorset border in the heart of the attractive Blackmore Vale. Surrounded by beautiful countryside and open farmland, the village offers a pleasant rural setting whilst providing a range of everyday amenities for residents.

Henstridge benefits from a village shop and post office, public houses, a primary school and recreational facilities, together with a strong community atmosphere. The surrounding area offers numerous opportunities for walking and enjoying the countryside, whilst the nearby towns of Stalbridge, Wincanton and Sherborne

provide a wider selection of shopping, leisure and educational facilities.

The village is conveniently positioned at the junction of the A30 and A357, providing road links to the surrounding towns and villages. Templecombe railway station is also within easy reach, offering rail services towards London Waterloo and Exeter St Davids, making the location appealing to those seeking a balance between rural living and wider connectivity.

MATERIAL INFORMATION

Mains electric, water and drainage.

LPG bottled central heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage available at the property, for further information please see Ofcom.

Somerset Council - Council tax band B

The property is situated within a conservation area.

DIRECTIONS

What3words - ///spit.available.coolest



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

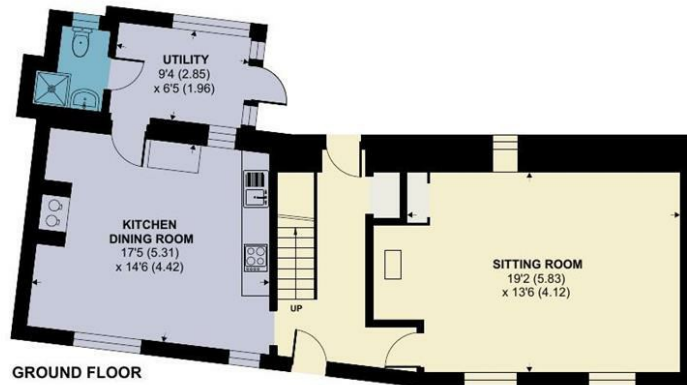
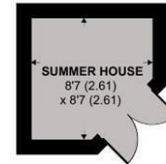
High Street, Henstridge, Templecombe

Approximate Area = 1363 sq ft / 126.6 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 1427 sq ft / 132.5 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: 1512467



Sherb/KS/1026



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