

Symonds  
& Sampson



# Glebe House

Winterborne Zelston, Blandford Forum, Dorset

# Glebe House

Winterborne Zelston

Blandford Forum

Dorset

DT11 9ET



- Character home with a two bedroom annexe
  - Ideal for multi generations
  - Successful holiday lettings business
    - Swimming pool
    - Countryside and farm land views
- Established gardens & grounds totalling 1.19 acres
  - Good road links to surrounding towns

Guide Price **£1,250,000**

Freehold

Blandford Forum Sales  
01258 452670

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## ACCOMMODATION

Glebe House is an impressive and charming home that has been tastefully improved and sympathetically extended by the current owners. Upon entry you cross a partially worn stone threshold which highlights the history of the property as a late Victorian era residence. An expansive hallway with a part gallery landing, floods the room with light. The room is partially laid with wooden and tiled flooring providing access to all the principal rooms. The formal sitting room has a feature open fire place as a focal point with many character features including high ceilings, detailed covings and chandelier light fittings. French doors framed by a pretty Wisteria lead to the terrace and rear garden. The dual aspect dining room has a feature wood burner and internal glazed bi-fold doors which lead to the triple aspect sun room with a vaulted ceiling, currently arranged as a games room and would make a wonderful garden room to enjoy the views. A further reception room is currently arranged as an office, which is ideal for those who work from home but could be utilised as a music or play room. The extended kitchen breakfast room has a wonderful informal feel and has access to the gardens. The kitchen consists of a range of wall and base units, included are a range of integrated appliances including ovens and an Aga. Adjoining is a utility room, pantry and boot / store room. Completing the ground floor is a cloak room.

The first and second bedrooms are very generous rooms with wonderful views of the garden and neighbouring farmland, both benefit from built in storage. A Jack and Jill bathroom with a classic white suite including a roll top bath. The third and fourth bedrooms are good size rooms each accommodating a double bed. The modern fully tiled family bathroom has been finished with stone tiling and is composed of a white suite including a feature bath, separate double shower cubicle, dual sinks and a w.c.



## ANNEXE

The property includes a detached self contained annexe which is currently run as a successful holiday let, but has previously been used as multi generational accommodation. A characterful dwelling that was previously stables / outbuilding and has been converted by the current owners. It seamlessly blends traditional materials with open plan living. The heart of the home is the kitchen sitting room with a vaulted ceiling. The kitchen has a range of wall and base units and integrated appliances, an original feature of the stable is used as a division to the open plan sitting dining room with French doors leading to the patio and garden. The two bedrooms are of a good size with bedroom one arranged with a double and bedrooms two as twin. The bathroom includes a white suite of bath with overhead shower, basin and w.c.

It is approached via wooden gates leading to a driveway with parking. A brick patio adjoins the dwelling which is ideal for outside dining and the garden is laid to lawn and bound by established hedgerows providing good privacy from the main house.





## OUTSIDE

The property is accessed via a private driveway with electric gates opening to a large parking area with space for multiple vehicles, caravan and boats, included is a detached double garage. The gardens wrap around the house and annexe bound by a combination of fencing and established hedgerows and trees which provide a good degree of privacy. The main garden has a sunny aspect with wonderful views of the surrounding countryside and farmland, primarily laid to lawn with a feature swimming pool and terrace, together with a summer house nearby. A large terrace adjoins the house and is ideal for outside

dining and has a charming and colourful Wisteria growing over the French doors.

## SITUATION

The property is situated in the small village of Winterborne Zelston, just off the A31 providing routes to Poole, Wimborne, Bournemouth and Dorchester. The Botany Bay Inn is about 0.1 miles and there is an Asda Express and fuel station close-by. Bere Regis with a range of amenities including convenience store and doctor's surgery is 4 miles and Wimborne and Blandford are both within 8 miles offering a good range of shopping, commercial and sporting

facilities. There is a mainline station to Waterloo at Holton Heath, approximately 6.5 miles. There is excellent walking, cycling and riding nearby

## DIRECTIONS

[what3words///linked.sweeper.decorated](https://www.what3words.com/linked.sweeper.decorated)

## SERVICES

Mains water and electric. Solar pv panels (income generating). Private septic tank. Oil fired central heating, wood burner and open fire.

## MATERIAL INFORMATION



Dorset Council Tax Band - G  
Annexe Council Tax Band - A  
Tel: 01305 211 970  
Glebe House - EPC- D  
Annexe - EPC - C  
There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.  
Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>  
Annexe holiday let approx. income is £20,000 for further information please contact the office.  
Photographs – May 2026 © Symonds & Sampson and May 2026(C) Vendor drone photographs

# Glebe House, Winterborne Zelston, Blandford Forum

Approximate Area = 3031 sq ft / 281.5 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

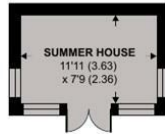
Annexe = 767 sq ft / 71.2 sq m

Outbuilding = 92 sq ft / 8.5 sq m

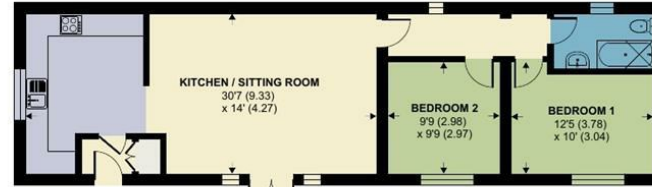
Total = 3968 sq ft / 368.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
The energy efficiency class rating scale			
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Below average	D		
Below average	E		
Below average	F		
Below average	G		
The energy efficiency class rating scale			
England & Wales		EU Directive 2002/91/EC	



OUTBUILDING



ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Symonds & Sampson. REF: 1457641



Blandford/ DJP/May 2026



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