

Symonds
& Sampson



Higher Holway Farm

Holway Lane, Cattistock, Dorchester, Dorset

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Holway Lane, Cattistock,
Dorchester, Dorset, DT2 0HH

A substantial Grade II Listed country house occupying an elevated private setting with cottage, swimming pool, tennis court, annex and extensive outbuildings sat within 29.63 acres of pasture and gardens.



 29.63 acre(s)

- Grade II Listed country house dating from circa 1760
- Elevated and private rural setting with far-reaching countryside views
- Two-bedroom annexe and attached three-bedroom cottage
 - Outdoor swimming pool and all-weather tennis court
- Extensive range of traditional barns, workshops and stabling
 - Beautifully landscaped gardens, formal parterre and paddocks
- Set in 29.63 acres of gardens, pasture and grazing land

Guide Price **£2,250,000**

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Higher Holway Farm is a distinguished Grade II Listed farmhouse, believed to date from around 1760, occupying an elevated and private position within the Dorset countryside. Approached via a private driveway of approximately half a mile through its own paddocks, the property enjoys a strong sense of arrival and commands far-reaching views across its surrounding land and the wider landscape beyond.

Over the years, the house has been thoughtfully extended and carefully improved, resulting in a substantial family home that successfully combines period character with the requirements of modern living. The principal accommodation is arranged around a series of well-proportioned reception rooms, many of which enjoy a dual or triple aspect and outlooks across the gardens and countryside. A significant proportion of the ground floor benefits from stone flooring with underfloor heating, providing both practicality and comfort.

The drawing room is particularly impressive. Added as part of a later extension, its triple-aspect design makes the most of the property's elevated setting, allowing natural light to fill the room throughout the day while framing the surrounding views. The reception hall, currently arranged as a family room, provides an equally versatile space and is of a scale that would lend itself to a variety of uses.

Forming the heart of the house is the kitchen and breakfast room, an impressive open-plan space with a vaulted trussed ceiling and direct access to the terrace gardens. The kitchen is centred around a traditional six-oven Aga and substantial wooden island with maple worktop, while a granite-topped breakfast bar subtly separates the preparation area from the informal seating space beyond. There is ample room for dining and relaxed family living, making this a natural gathering place within the house.

The bedroom accommodation is arranged over the upper floors and provides considerable flexibility. The principal suite occupies a private position on the first floor and includes a mirrored dressing area, adjoining bathroom and a further dressing room, which could equally serve as a nursery or study. At the opposite end of the landing is a generous guest suite with its own bathroom and dressing room. The second floor provides three further bedrooms, two bathrooms, one of which is en suite, together with a spacious playroom.

A self-contained two-bedroom annexe is incorporated within the house and benefits from its own independent access, providing excellent ancillary accommodation for guests, extended family or staff.

In addition to the principal house is The Byre, a detached three-bedroom cottage with separate access and parking. Adjoining the cottage is a useful office building comprising two offices, creating an ideal environment for home working or the operation of a small business.



OUTSIDE

The gardens and grounds have been carefully developed to complement both the house and its setting. Extensive paved terraces wrap around three sides of the property, interspersed with herbaceous borders and providing a variety of areas for outdoor dining and entertaining. On the southern elevation, the terrace widens to create a particularly attractive entertaining space overlooking the gardens and surrounding countryside.

Beyond the house, a circular lawn extends towards a ha-ha, preserving uninterrupted views across the paddocks beyond. Adjacent to the tennis court is a formal parterre garden designed by Veronica Mackinnon, planted with roses and ornamental shrubs, providing an attractive contrast to the wider landscape.

A sheltered courtyard garden accommodates an outdoor swimming pool, framed by traditional stone and timber farm buildings. The pool is surrounded by generous paved terraces, creating a private and sheltered setting for relaxation and entertaining, while remaining entirely in keeping with the character of the wider property.

Complementing the residential accommodation is an extensive range of traditional barns, workshops and stabling, providing excellent ancillary facilities and offering considerable flexibility for equestrian, agricultural, storage or leisure uses.

The gardens are enclosed by established hedgerows and merge seamlessly with the surrounding pastureland, creating a notable sense of privacy and cohesion throughout the holding. The paddocks are well suited to equestrian or amenity use and surround the house on all sides, enhancing the property's rural character and setting.

In all, Higher Holway Farm sits in 29.63 acres, comprising formal gardens, paddocks and grazing land, and represents a rare opportunity to acquire a substantial country house in an elevated and private setting within the Dorset countryside.





SITUATION

Higher Holway Farm occupies a rural position on the edge of a valley, set amidst rolling West Dorset countryside. The property is located in an Area of Outstanding Natural Beauty between the villages of Evershot and Cattistock. Evershot is an attractive village with a church, public house, the Summer Lodge Hotel/Restaurant, a village shop and a primary school. Other villages of note in the area include Halstock, Rampisham and Maiden Newton, which have a variety of amenities. Towns in the locality include the county town of Dorchester, the regional centre of Yeovil, as well as Beaminster and Bridport, all of which provide an excellent variety of shopping, educational and recreational facilities. Independent schools include Sherborne Prep School, Sherborne School for Girls, Sherborne School for Boys, Milton Abbey, Bryanston, Leweston and Perrot Hill.

Sporting facilities in the area include hunting with the Cattistock Hunt and golf at Sherborne, Yeovil or Dorchester. Water sports are available along the Dorset coastline at Weymouth Bay, West Bay and Lyme Regis. There is horse racing at

Wincanton, Exeter and Bath and league football at Yeovil. Communications in the area include a branch line station at Maiden Newton and mainline stations at Dorchester and Yeovil (to London Waterloo). For routes by car to London and Devon, the A303 is located to the North of Yeovil and the A31 can be joined at Bere Regis.

DIRECTIONS

what3words:///family.peanut.polishing

SERVICES

Mains electricity.
Private spring water supply.
Domestic small sewage treatment system.
Oil-fired central heating and air source heat pump, open fire, and underfloor heating.
EV Charging

Broadband - Ultrafast speed available.

Wessex Internet 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: (Dorset Council - 01305 251010)

Higher Holway Farm - H

The Byre - B

MATERIAL INFORMATION

Photos were taken in May 2026.

Grade II Listed.

Public rights of access – Bridleway DT[S12]14 crosses the land.

All of the property is in a Nitrate Vulnerable Zone (NVZ)

All of the property is in the Dorset National Landscape (formerly AONB)

The land is classified as Grade 3 on the Agricultural Land Classification Maps



Higher Holway Farm, Cattistock, Dorchester

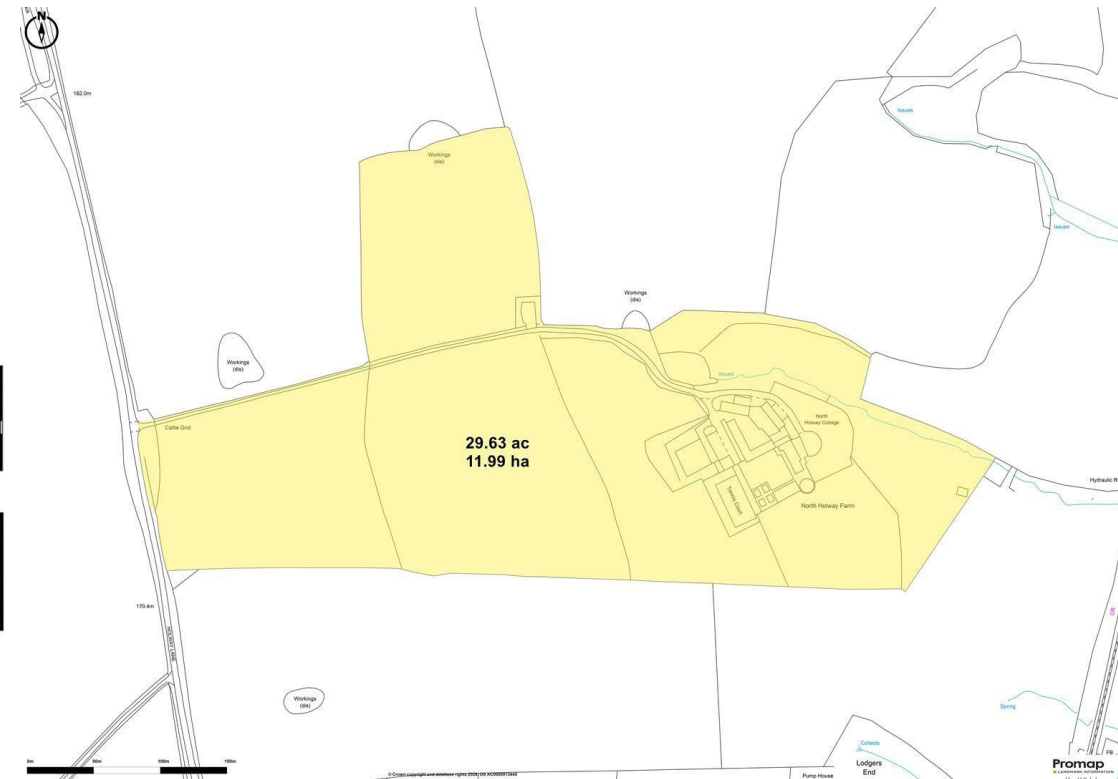
Approximate Area = 6743 sq ft / 626.4 sq m (excludes void)

Limited Use Area(s) = 327 sq ft / 30.3 sq m

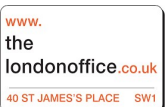
Outbuilding = 1826 sq ft / 169.6 sq m

Total = 8896 sq ft / 826.3 sq m

For identification only - Not to scale



Dorchester/ATR/04.09.2026



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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