



Symonds
& Sampson

Welcombe House

Water Lane, Winterborne Houghton, Blandford Forum, Dorset

Welcombe House

Water Lane, Winterborne Houghton,
Blandford Forum, Dorset, DT11 0PD

Impressive period former farmhouse with countryside views, character features, four bedrooms, versatile attic room, beautifully landscaped gardens and detached double garage in this sought-after village.



- Charming semi-detached home
- Retaining many character features
- Four bedrooms plus versatile attic room
 - Two inviting reception rooms
 - Spacious kitchen/dining room
 - Countryside outlook
 - Beautifully landscaped gardens
- Two outbuildings providing storage/workspace
 - Detached double garage
 - Ample driveway parking

Guide Price £675,000

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

An imposing period former farmhouse, Welcombe House stands in grounds approaching one-third of an acre, pleasantly situated in this sought-after village and enjoying views over the surrounding farmland. Believed to date back several centuries, this impressive home retains much of its original character, with exposed beams, a large inglenook fireplace and Georgian-style windows to the front elevation.

A storm porch with flagstone flooring and half-glazed panelled door opens into the entrance lobby, which features a wide staircase rising to the first floor. The dining room, currently used as a second sitting room, enjoys views across open countryside through a front-facing window. This inviting space includes a fireplace with woodburning stove.

The sitting room is another charming reception space, notable for its large inglenook fireplace with another woodburning stove. It also features an exposed ceiling beam, fitted cupboards and an understairs storage area.

The kitchen/dining room is well proportioned and fitted with a range of floor and wall-mounted shaker-style units. Integrated appliances include an electric double oven, microwave, dishwasher, and hob, alongside an oil-fired Aga and space for freestanding white goods. The kitchen also features a wood burner and a fireplace, creating a warm and inviting atmosphere, while underfloor heating extends throughout the kitchen, utility room, downstairs WC, and hallway. At the far end of the room, a set of French doors opens onto a paved terrace. Off the kitchen is a rear lobby with access to the garden, a separate WC with a shower, and a utility room with plumbing for a washing machine, space for additional white goods, and a water softener. At the other end of the kitchen, there is also a useful study area.



Upstairs, the landing features exposed beams, two generous storage cupboards, and a deep airing cupboard housing the hot water cylinder. Stairs rise from the landing to the second-floor attic. The principal bedroom enjoys rural views from the front aspect, with an exposed ceiling beam, inset timbers on one wall, and fitted wardrobes. The second bedroom also overlooks the countryside and includes deep fitted cupboards. Bedrooms three and four have sloping ceilings and benefit from both a Velux and a side window, with bedroom three also featuring fitted cupboards.

The modern family bathroom features a bath and a separate shower, while the WC and wash hand basin are conveniently located across the landing.

A staircase rises to the attic floor, where there is a large attic room with dormer window overlooking the rear countryside. This versatile space has sloping ceilings and offers potential for a variety of uses.





OUTSIDE

The property is approached via a decorative wrought iron gate set within a brick and flint wall, with an established hedge behind. A central path leads through the front garden, predominantly laid to lawn, with mature fruit trees, flower beds, and shrubs providing colour throughout the seasons. A secure wrought iron gate in the high side wall gives access to the rear garden.

To the rear lies a substantial and thoughtfully arranged garden, featuring stone retaining walls, colourful borders, and steps leading to a lawned area. The garden features two practical outbuildings, each with a window, lighting, and power connected. There is also a chicken house and run, offering the potential for keeping chickens, though they may require some maintenance. There are two outside taps conveniently positioned both at the house and near the chicken run. The rear boundary adjoins open farmland, providing a sense of space and privacy.

A detached double garage, constructed of brick and flint under a pitched tiled roof, stands within the grounds. It provides eaves storage, two sets of double-opening doors, and a window allowing natural light. A gravelled driveway to the side offers off-road parking for several vehicles.

SITUATION

Winterborne Houghton lies within a secluded valley. The area is designated as being an area of 'Outstanding Natural Beauty' and has its own village church. The Georgian market town of Blandford Forum is approximately 6 miles. The larger towns of Poole and Bournemouth are approximately 21 and 28 miles distant respectively, whilst the town of Dorchester is approximately 17 miles.

DIRECTIONS

What3words///airports.inspect.stoops



SERVICES

Mains electricity and water.
Oil fired central heating.
Private drainage.

Broadband - Superfast speed 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: D (Dorset Council - 01305 251010)

AGENT NOTE

The property is subject to a flying freehold, as part of the landing extends over the adjoining property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Winterborne Houghton, Blandford Forum

Approximate Area = 2419 sq ft / 224.7 sq m
 Limited Use Area(s) = 227 sq ft / 21.1 sq m
 Garage = 383 sq ft / 35.5 sq m
 Outbuildings = 201 sq ft / 18.7 sq m
 Total = 3230 sq ft / 300 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Symonds & Sampson. REF: 1366073



Dorchester/ATR/10.03.2026



01305 261008

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



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

