

An aerial photograph of Bembury Farm, showing a large stone house with a grey slate roof, surrounded by lush green lawns, mature trees, and a pond with a small boat. The property is set in a rural landscape with rolling hills in the background.

Symonds
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Bembury Farm

Bembury Lane, Thornford, Sherborne, Dorset

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Bembury Lane
Thornford
Sherborne
DT9 6QF

An exceptional country residence occupying a delightful rural setting on the edge of the sought-after village of Thornford, near Sherborne. Formerly two cottages dating from circa 1860, Bembury Farm was extensively renovated and sympathetically enlarged in 1996 to create a beautifully balanced family home, complemented by a detached self-contained annexe, an excellent range of outbuildings, landscaped gardens, established woodland, an adjoining paddocks and glorious views across the surrounding Dorset countryside.

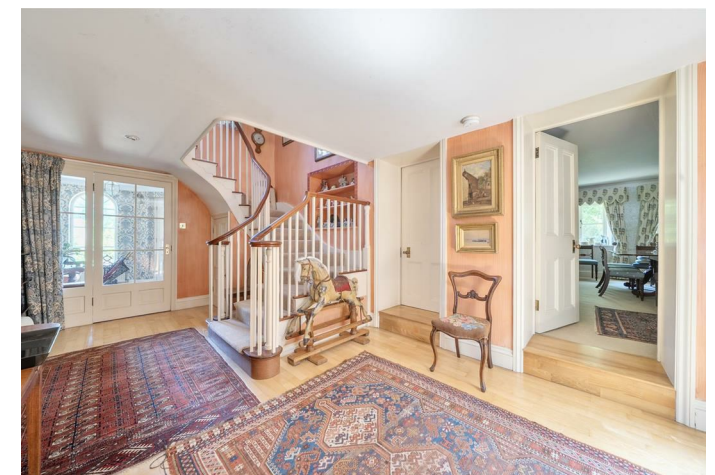


- Elegant detached five-bedroom country house extending to approximately 3,964 sq ft
- Exceptional landscaped gardens, developed over almost 30 years
- Luxurious principal bedroom suite with dressing room and en suite bathroom
- Self-contained one-bedroom annexe offering excellent potential for guest accommodation or multi-generational living
- Extensive range of outbuildings including a substantial barn, workshop, carport, greenhouse and stores
- Peacefully situated in the desirable village of Thornford, just a short drive from Sherborne

Guide Price **£1,225,000**

Freehold

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THE DWELLING

Formerly two cottages believed to date from around 1860, Bembury Farm underwent an extensive programme of renovation and sympathetic enlargement in 1996, transforming it into the impressive family home seen today. As part of this comprehensive redevelopment, the coach house was constructed and the surrounding gardens were thoughtfully landscaped, creating a wonderfully balanced country property that successfully combines period character with the comforts and versatility of modern family living.

The house now extends to approximately 3,964 sq ft of beautifully proportioned accommodation, complemented by an excellent range of traditional outbuildings and a self-contained annexe, together providing a highly adaptable home in an idyllic rural setting.

ACCOMMODATION

The accommodation unfolds from a welcoming reception hall into a series of light-filled reception rooms, each enjoying an attractive outlook across the gardens. The magnificent drawing room forms the principal entertaining space, extending to 32 feet in length and centred around a handsome fireplace. French doors open directly onto the terrace, allowing the room to flow effortlessly into the gardens and creating an exceptional setting for both formal occasions and relaxed family living. Adjoining this, the garden room enjoys a peaceful aspect and provides a delightful space from which to appreciate the changing seasons, with direct access to the terrace beyond.

At the heart of the house, the well-appointed kitchen is fitted with an extensive range of cabinetry and generous preparation space, connecting naturally to the substantial dining room, which provides an ideal setting for everyday family meals as well as larger gatherings. A well-equipped utility room offers valuable ancillary space with external access, while a separate study provides a quiet retreat for home working, discreetly positioned away from the principal living accommodation.

Arranged around a spacious central landing, the first floor offers well-balanced family accommodation. The principal bedroom enjoys a peaceful outlook across the gardens and is complemented by a dressing room and an en suite bathroom, creating an elegant private suite. Three further double bedrooms are all generously proportioned and enjoy attractive views over the surrounding grounds, served by two well-appointed family bathrooms. The layout is both practical and adaptable, with ample flexibility for guest accommodation, hobbies or additional home-working space should requirements evolve.



GARDENS AND GROUND

Created and thoughtfully developed since 1996, the grounds at Bembury Farm have evolved into a captivating landscape of expansive lawns, sweeping herbaceous borders, unusual specimen trees, mature shrubs, climbing and shrub roses, and an exceptional collection of clematis.. Beyond the formal gardens, areas of established woodland provide a rich variety of mature trees and peaceful walks, while adjoining paddocks offer useful grazing and further enhances the property's privacy and protected rural setting. A picturesque ornamental pond provides a tranquil focal point, complemented by wildflower planting and beautifully clipped hedging, creating colour, texture and year-round interest.

The gardens have been carefully designed to offer a balance of formal and informal spaces, with a succession of seating areas positioned to enjoy different aspects of the grounds throughout the seasons. Immediately adjoining the house, a broad stone terrace provides an ideal setting for al fresco dining, overlooking extensive level lawns framed by established planting and mature trees.

Complementing the principal house is an excellent range of traditional and modern outbuildings extending to approximately 1,691 sq ft. The outbuildings include a substantial timber barn with an adjoining store, together with a greenhouse, garden store and several additional ancillary buildings. From the driveway, there is access to a separate workshop and carport. Collectively, they provide exceptional versatility, whether for gardening, workshop space, the storage of machinery and equipment, home working, hobbies or, subject to the necessary consents, future adaptation to suit a variety of requirements.





ANNEX

A particularly valuable addition to the property is the detached, self-contained annexe, extending to approximately 492 sq ft. Beautifully presented, the accommodation comprises an open-plan kitchen and sitting room, a generous double bedroom and a bathroom, creating an ideal space for multi-generational living, guest accommodation or dependent relatives.

Full of charm and character, the annexe features vaulted ceilings extending into the eaves, creating a wonderful sense of space and light, while enjoying delightful far-reaching views across the surrounding countryside, making it a peaceful and private retreat.



SITUATION

Bembury Farm enjoys a delightful rural setting on the edge of the sought-after village of Thornford, surrounded by attractive rolling countryside yet remaining highly accessible. The village offers a welcoming community with a well-regarded primary school, village hall, post office, public house, Church and railway station, providing regular services to Yeovil and Weymouth.

The historic abbey town of Sherborne, approximately 4 miles to the north-east, offers an excellent range of independent boutiques, cafés, restaurants and everyday amenities, together with a Waitrose supermarket and mainline railway station providing direct services to London Waterloo. The area is particularly renowned for its exceptional educational provision, including Sherborne School, Sherborne Girls,

Leweston School and The Gryphon School.

The wider area provides an abundance of walking, cycling and riding opportunities through the surrounding Dorset countryside, together with numerous nearby footpaths and bridleways. For more extensive shopping and leisure facilities, the regional centres of Yeovil and Dorchester are both within easy reach.

Communications are excellent, with the A303 providing convenient access to London and the South West, while the A37 and A30 offer links to the wider road network. Mainline rail services from Sherborne provide regular connections to London Waterloo, making the property well placed for both regional travel and commuting whilst enjoying the tranquillity of its rural setting.



MATERIAL INFORMATION

Mains electric and water.

Septic tank.

Oil fired central heating.

Broadband - Superfast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: G

Drainage is via a shared septic tank, serving both Bembury Farm and the neighbouring property, with maintenance and associated costs shared equally between the two properties.

The annex holds a current energy performance certificate currently with a rating of 62 (C) with potential for 66 (C).

DIRECTIONS

What3words - ///education.alternate.slimming



Bembury Lane, Thornford, Sherborne

Approximate Area = 3964 sq ft / 368.2 sq m (excludes carport)

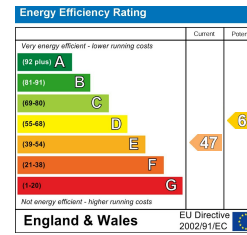
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Annexe = 492 sq ft / 45.7 sq m

Outbuilding = 1691 sq ft / 157 sq m

Total = 6242 sq ft / 579.7 sq m

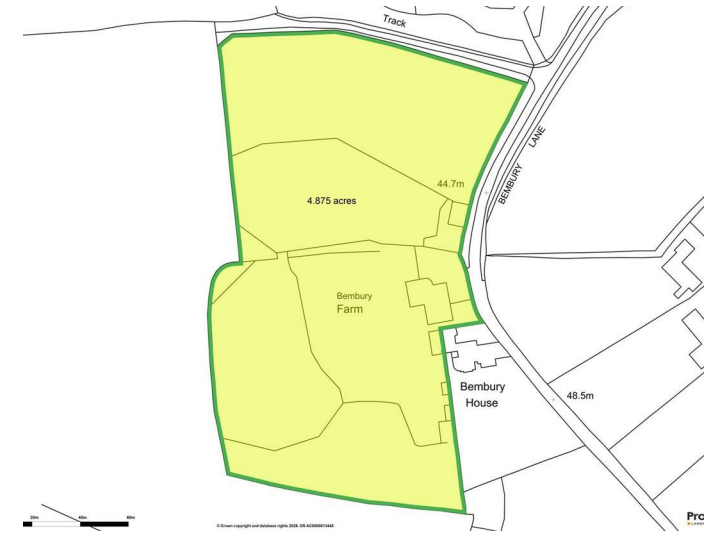
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1481921



Sherb/JM/0726



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