





## Old Charlie Youngs Cottage , Bourton, Gillingham, Dorset, SP8 5AX

What 3 Words: [///marathon.books.fools](#)



### Key Features

- No Forward Chain
- Charming Two Bedroom Cottage
- Flexible Accommodation
- Peaceful Setting
- Practical Outbuilding

**Tenure: Freehold | EPC Rating: F | Council Tax Band: D |**

**Services: Central heating throughout via a LPG fired boiler.**

### Location

The sought after, north Dorset village of Bourton which is located north of the old market town of Gillingham. Bourton has a range of amenities including public house, garage with convenience store, Doctors Surgery and primary school. Bourton is within close proximity of The National Trust's Stourhead Gardens.

There is a regular bus service linking to Gillingham and beyond, where further recreational, shopping and scholastic facilities can be found, including the mainline rail link to London (Waterloo) and Exeter. The town of Wincanton is approximately 5 miles where additional facilities are available including health centre Post Office, library, public houses, churches and two primary schools.

### Overview

Full of charm and character, this delightful stone-built cottage offers a wonderfully balanced home, combining traditional features with flexible living spaces suited to modern life.

### Inside the Home

The ground floor provides a cosy sitting room centred around the open fireplace, perfect for relaxing, whilst a larger second reception room is positioned off of the kitchen to provide a wonderful family space or formal dining room if preferred. The kitchen itself combines floor and wall mounted cupboards, appliance space and an AGA for traditional cooking. Doors and dual aspect windows onto the surrounding, private gardens allow for plentiful natural light across this open plan area of the home.

Upstairs, there are two spacious double bedrooms, including a principal bedroom with the added benefit of a contemporary wet room en suite. A separate dressing area offers excellent additional space and could easily be used as a nursery or home office, depending on your needs. The family bathroom completes the accommodation.

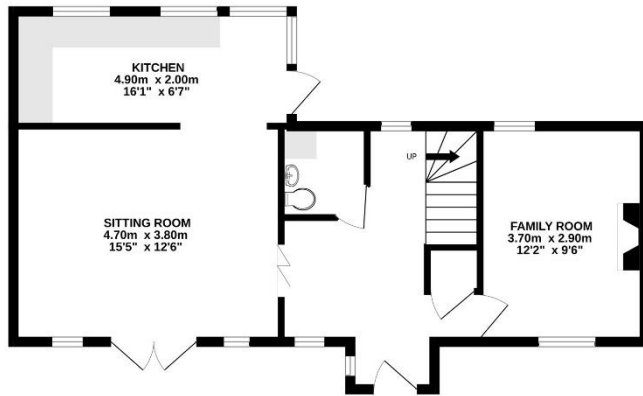
### Outside Space

Externally, the property is complemented by a useful outbuilding, ideal for home working or as a creative studio, offering a peaceful retreat away from the main house.

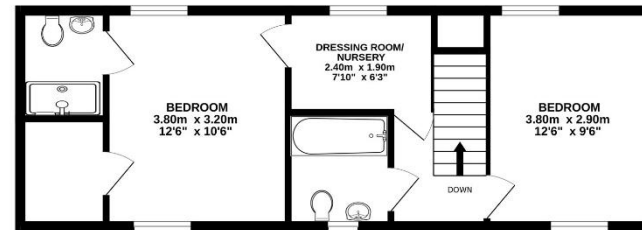
The outside space has been thoughtfully arranged to make the most of the setting. A charming patio sits just off the kitchen. The main garden is positioned to the front of the property and features a lawn, framed by established hedgerow and a variety of mature planting, creating a private and attractive outlook.



**GROUND FLOOR**  
52.9 sq.m. (569 sq.ft.) approx.



**1ST FLOOR**  
42.2 sq.m. (454 sq.ft.) approx.



**TOTAL FLOOR AREA : 95.1 sq.m. (1023 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



**Looking to buy or sell in North Dorset?**

At Boatwrights Estate Agents, selling your home starts with trust. As your local, independent experts, we understand the value of your property and your time. Our dedicated team offers tailored marketing, expert guidance, and a personal touch to help you achieve the best possible result.

**Scan here to Learn more On Boatwrights?**



**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

30 April 2026