

Symonds
& Sampson



Quorum Cottage

49 High Street, Toller Porcorum, Dorchester

Quorum Cottage

49 High Street
Toller Porcorum
Dorchester
Dorset DT2 0DN

Quorum Cottage is a charming detached village home presenting an excellent opportunity for a purchaser to modernise and create a wonderful family home.



- Rural village location
- Versatile accomodation
- Garage and off road parking
- Countryside views

Guide Price **£400,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The ground floor provides an excellent amount of living space, comprising three reception rooms that offer flexibility for formal entertaining, family living or home working. The sitting room enjoys a pleasant outlook to the front and features a wood-burning stove, creating an attractive focal point. Also on the ground floor are the kitchen, family shower room and a useful lean-to.

To the first floor are three bedrooms, with the third bedroom in particular enjoying attractive views across the surrounding countryside to the rear.

While the property would now benefit from a programme of updating, it offers superb proportions and tremendous potential throughout.

OUTSIDE

The property is set within attractive wraparound gardens, providing a delightful outdoor environment with ample space for seating, gardening and recreation and the benefit of a working well. There is generous off-road parking together with a garage, and the rear of the property enjoys pleasant countryside views.

SITUATION

Toller Porcorum is a sought-after village with a sub post

office, a modern village hall and church. It is surrounded by beautiful rolling countryside, with the immediate locality being designated as an Area of Outstanding Natural Beauty. There are many footpaths and bridleways interspersed across the countryside for walking and riding, including at Kingcombe Meadows Nature Reserve (180 hectares) run by the Dorset Wildlife Trust. The nearby bustling and practical village of Maiden Newton, about 2.5 miles, is well served by local facilities and includes a selection of shops, primary school, doctor's surgery, petrol station/store, public house and railway station on the Dorchester/Bristol line.

DIRECTIONS

What3words///props.concerned.gilding

SERVICES

Mains electricity, water and drainage are connected.

The property is heated with storage heaters and a wood burner which also has a back boiler for water heating and there is an additional immersion heater for water.

Broadband - Superfast broadband is available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: G

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
A++ (92-100)		
A+ (81-91)		
A (69-80)		
B (55-68)		
C (44-54)		
D (34-43)		
E (23-33)		
F (13-22)		
G (1-12)		
Very energy inefficient - highest running costs		
England & Wales		
EU Directive 2002/91/EC		

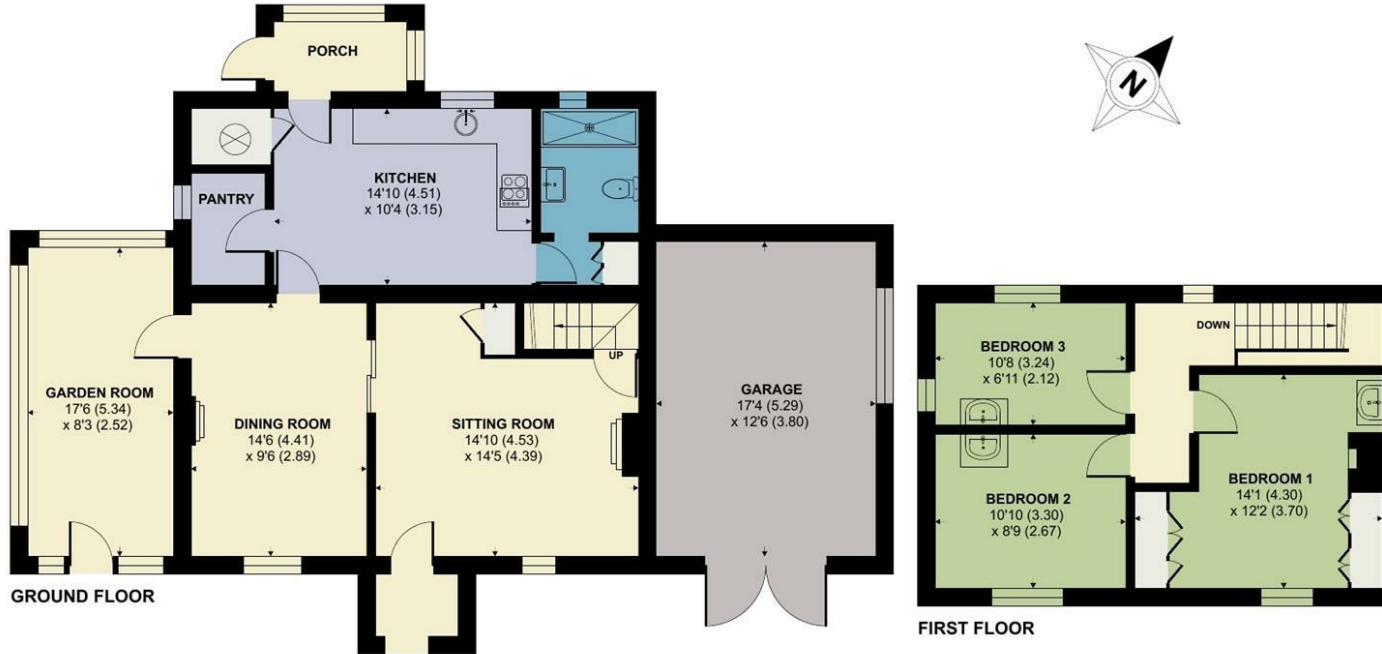
High Street, Toller Porcorum, Dorchester

Approximate Area = 1256 sq ft / 116.6 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1479 sq ft / 137.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1495013



BRI/DM/28072026



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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