

Symonds
& Sampson



Bakehouse Cottage

Alweston, Sherborne, Dorset

Bakehouse Cottage

Alweston
Sherborne
Dorset
DT9 5HT

Elegant link-detached stone residence in a sought-after village setting, set within beautifully landscaped gardens and benefiting from ample private parking. The property offers well-appointed two-bedroom accommodation full of character and charm, with exceptional potential to extend and enhance, including conversion of the garage and stone outbuilding, subject to the necessary consents.



- Elegant link-detached stone residence in a highly regarded village setting with attractive kerb appeal
- Beautifully landscaped gardens offering privacy, structure and year-round interest
- Well-presented two-bedroom accommodation filled with character and natural light
- Exceptional scope to extend and reconfigure, including potential garage and outbuilding conversion (STPP)
- Ample private parking with a versatile layout suited to modern village living
 - No onward chain

Price **£425,000**

Freehold

Sherborne Sales
01935 814488

sherborne@symondsandsampson.co.uk



THE DWELLING

Constructed of attractive stone elevations beneath a slate roof, this charming link-detached two-bedroom residence boasts an elegant double-fronted façade with traditional sash windows, creating immediate kerb appeal. Beautifully maintained and immaculately presented throughout, the property offers a rare opportunity to further enhance and enlarge the accommodation by incorporating the double garage into the main house, creating exceptional additional ground floor living space, subject to the necessary consents.

Enjoying a desirable village setting, the property is complemented by exquisitely landscaped gardens, which provide a delightful backdrop and further enhance the appeal of this highly attractive home.

ACCOMMODATION

The property is approached via a substantial entrance porch, creating an impressive first point of arrival whilst also providing access through to the gardens beyond. From here, the kitchen is thoughtfully arranged and well equipped to cater to all culinary requirements, featuring a range of cabinetry together with breakfast bar. A useful adjoining walk in pantry provides additional storage and practicality, whilst the ground floor bathroom is conveniently accessed from this area.

The living room offers an elegant and welcoming principal reception space, bathed in natural light courtesy of its dual-aspect orientation and centred around an attractive multi-fuel burning stove, creating a warm and inviting focal point.

To the first floor, the landing is enhanced by a skylight above, allowing natural light to pour through the space. The principal bedroom is a beautifully proportioned double room enjoying delightful views over the gardens, complete with two windows featuring charming window seats and a built-in wardrobe. The second bedroom is equally well presented, benefitting from a dual-aspect outlook and further built-in wardrobe storage.

The accommodation is completed by a beautifully appointed family bathroom, fitted with a freestanding roll-top bath, WC and wash hand basin, with attractive hardwood flooring lending warmth and character to the space.

GARDEN

Beautifully landscaped by the current owners, the gardens have been thoughtfully designed to create a series of distinct areas, offering both variety and a wonderful sense of separation throughout the grounds. Predominantly laid to level lawn, each section is framed by well-stocked and established borders planted with an attractive variety of mature shrubs and seasonal flowers.

An additional lawned area is enhanced by established planting and mature beech hedging, creating a particularly private and tranquil setting. Perfectly positioned within the garden, a charming summer house provides an idyllic spot from which to enjoy the surrounding grounds.

Occupying the garden boundary is a substantial stone-built outbuilding, offering excellent storage and presenting exciting potential for conversion into additional ancillary accommodation or a variety of alternative uses, subject to the necessary consents. The outbuilding benefits from pedestrian access to either side.

The property is approached via a private driveway providing ample off-road parking and leading to the double garage, with adjacent external storage and oil tank. The garage is accessed via an up-and-over door and currently houses the boiler together with space for white goods.

SITUATION

The property is situated in the peaceful village of Alweston, just a short drive from the historic market town of Sherborne, regularly recognised as one of the finest and most desirable towns in which to live in the UK. This attractive rural community enjoys a strong sense of village life, supported by an active village hall and the well-regarded Elms Eatery, whilst daily essentials are conveniently provided by Oxford's Bakery and the village shop, open seven days a week.

The surrounding countryside offers an abundance of scenic footpaths and walking routes, ideal for those wishing to enjoy the area's picturesque rural landscape and outdoor lifestyle.

The area is particularly well suited to families, with the highly regarded Bishops Caundle Primary School nearby, known for its excellent standard of education. Sherborne itself offers an exceptional range of amenities including an excellent selection of independent boutiques, cafés, restaurants, supermarkets, renowned schooling, and comprehensive healthcare facilities.

For the commuter, the property is exceptionally well placed, with both Sherborne and Yeovil Junction railway stations within easy reach, providing direct services to London Waterloo and other key destinations. As such, the property offers the perfect balance of idyllic village living combined with excellent accessibility and convenience.

MATERIAL INFORMATION

Mains electricity, water and drainage.

Oil fired central heating

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is available at the property, please see Ofcom for further information.

Dorset Council

Council Tax Band: D

DIRECTIONS

What3words - ///huts.strict.woes



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
102-110 A	
81-101 B	
62-80 C	
43-61 D	
22-42 E	
9-21 F	
1-8 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

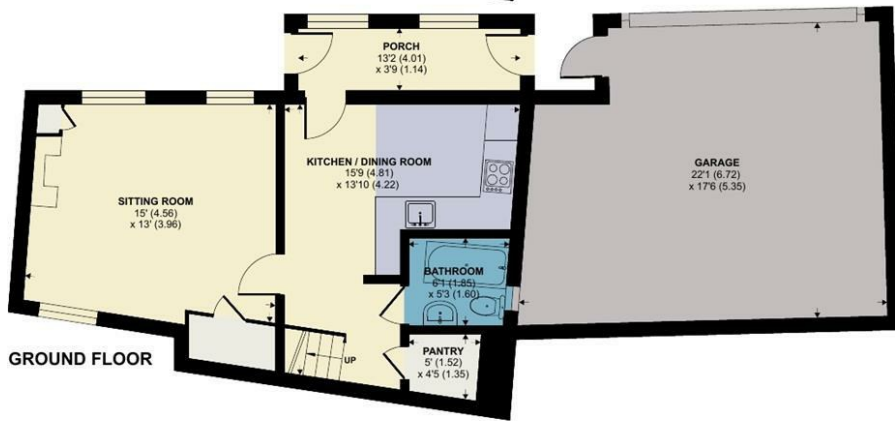
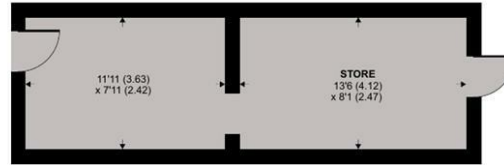
Alweston, Sherborne

Approximate Area = 916 sq ft / 85 sq m
 Garage = 351 sq ft / 32.6 sq m
 Outbuildings = 244 sq ft / 22.6 sq m
 Total = 1511 sq ft / 140.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1355700



Sherb/JM/0526



01935 814488

sherborne@symondsandsampson.co.uk
 Symonds & Sampson LLP
 4 Abbey Corner, Half Moon Street,
 Sherborne, Dorset DT9 3LN



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 or 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