

Coate Cottage

Holebrook Lane, Lydlinch, Sturminster Newton, Dorset

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Holebrook Lane
Lydlinch
Sturminster Newton
Dorset DT10 2JA

A superbly extended and re-modelled cottage situated off a no-through lane in a private position with excellent accommodation, glorious views and no onward chain.



- Four bedrooms with family bathroom and ensuite
 - Stunning architect designed extension
 - Generous open plan accommodation
 - Underfloor heating
 - Solar panels and air source heating
 - Period features
 - Exceptional countryside views

Guide Price **£850,000**

Freehold

Sturminster Sales
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THE PROPERTY

Tucked away in a private location, the property has been superbly enlarged and re-modelled by the current owner. The architect designed extension, clad in English Western Cedar with matching double garage, sits in perfect harmony with the original 17th century stone cottage. Internally the accommodation flows seamlessly between the old and the new with generous open plan living spaces and large windows taking in the glorious southerly views.

The double aspect kitchen features a comprehensive range of units with a full array of AEG integrated appliances. There is plenty of space for a kitchen table and a large bi-folding door opens out on to the terrace and garden beyond. A large hall leads to the sitting room with south facing windows overlooking the garden and a large inglenook fireplace with bressumer beam and woodburning stove. Beyond this is a versatile utility room with door to the garden and the study is thoughtfully situated at the far end of the house away from the hubbub of the rest of the house.

On the first floor is a superb master bedroom with full height windows to two elevations and a glass door with Juliet balcony takes best advantage of the private location. The master bedroom also benefits from a very well appointed ensuite shower room with large shower, concealed cistern WC, Villeroy and Boch vanity unit and lit mirror. There are two further large double bedrooms in the original part of the house with high ceilings and exposed beams. Bedroom four could be either be used as a single bedroom or a dressing room for the master suite. A family bathroom with double ended freestanding bath and a large shower completes the excellent accommodation.

The house has been fully re-glazed with powder coated aluminium double glazed windows and composite external doors. There is underfloor heating to the whole of the ground floor which is served by an air source heat pump. An array of 8 solar panels, owned outright and situated discretely on the roof on the extension, feeds power to the house.





OUTSIDE

The house is approached along a drive from the quiet no-through lane that opens out to a good sized gravel parking area with flower borders and a double garage with power and EV charging point.

A path leads between the house and the garage to the garden and a pretty limestone path leads to the front door. Directly outside the kitchen bifold door is a limestone paved terrace, perfect for summer al fresco dining. The very private garden is to the south of the house and is predominantly laid to lawn interspersed with a variety of shrubs and trees. In the south eastern corner of the garden is a raised stone built area, large enough for a hot tub or garden furniture, which takes in the unparalleled views over the adjoining farmland and to Bulbarrow hill beyond.



SITUATION

Lydinch is a popular village with a strong community situated between the market town of Sturminster Newton (4 miles) and the historic abbey town of Sherborne (11 miles). Sturminster Newton has a traditional weekly market and full range of shops and services for everyday needs. The A303 is approximately 12 miles to the north giving excellent links to London (via M3) and the West Country. There are mainline train services to London Waterloo from Templecombe (7 miles) and London Paddington from Castle Cary (16 miles). The area has an abundance of excellent state and private schools and provides superb country, sporting and equestrian opportunities.

DIRECTIONS

What3words: embarks.sprint.crunched

SERVICES

Mains water and electricity are connected. Compliant private drainage. Air source heat pump PV solar panels.

MATERIAL INFORMATION

Superfast and ultrafast broadband is available.

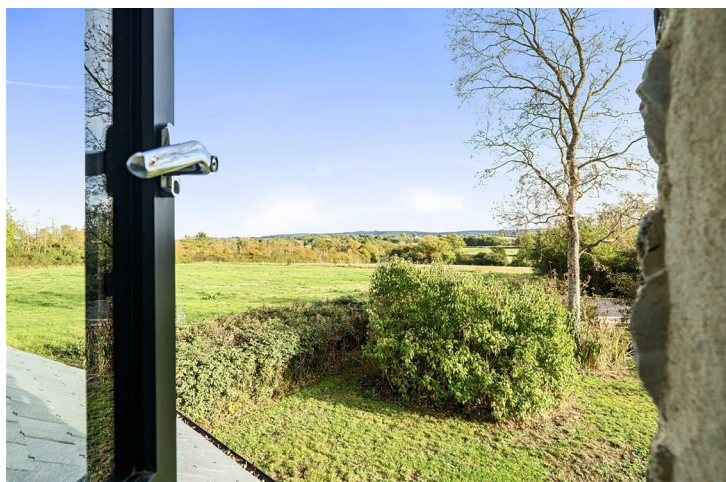
There is mobile coverage in the area, please refer to Ofcom's website.

Council Tax Band: E

Dorset Council Tel: 01305 221000

Photographs taken Oct 2026

Rights of Way: The drive is owned by the neighbouring estate. An unrestricted right of access is granted to Coate Cottage.



Lydlinch, Sturminster Newton

Approximate Area = 1881 sq ft / 174.7 sq m (excludes carport)

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1924 sq ft / 178.6 sq m

For identification only - Not to scale

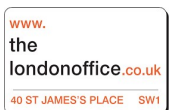


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1528109

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STU/HC/1026



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