

Symonds  
& Sampson



# Manor House

High Street, Yetminster, Sherborne, Dorset

# Manor House

High Street  
Yetminster  
Sherborne  
DT9 6LF

An exceptional Grade II\* listed Manor House of significant architectural merit, dating principally from the 17th century and showcasing a wealth of exquisite period detail throughout. Offering elegant and versatile accommodation with annexe potential, the property sits within beautifully curated grounds of approximately 0.97 acres, including formal gardens, orchard, arboretum, woodland and traditional outbuildings.



- Exceptional Grade II\* listed Manor House dating from the 17th century
  - Wealth of original period features throughout
  - Elegant and versatile family accommodation
- Six bedrooms in total with annexe/guest wing potential
  - Beautifully arranged gardens and grounds of approximately 0.97 acres
- Traditional outbuildings including stone barn and period cow byre
  - Prime position within a sought-after village setting

Guide Price **£1,000,000**

Freehold

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## THE DWELLING

Occupying a prominent yet tucked-away position within the village, The Manor House is a highly characterful Grade II\* listed detached period residence, dating principally from the early 17th century, with evidence suggesting parts may incorporate earlier 16th century origins. Extended in the early 19th century with the addition of a charming cottage wing, the house today presents as a substantial and historically important village home of considerable architectural merit.

Constructed of stone elevations beneath a double Roman tile roof, with attractive coped gables, decorative finials and traditional brick chimney stacks, the property offers beautifully proportioned accommodation arranged over two storeys in an L-shaped layout with a projecting rear wing. The house combines exceptional historic character with practical family living and retains a remarkable wealth of original architectural detailing throughout, including stone mullion windows with diamond leaded lights, chamfered ceiling beams, fine fireplaces, original joinery, and panelled window seats.

Of particular note is the superb sitting room, featuring a striking Tudor-style moulded beam ceiling, a magnificent arched stone fireplace, and fascinating carved graffiti dating from the late 17th century, all of which serve as a testament to the home's rich heritage.

To the rear of the house, a two-storey extension currently provides a guest wing, offering excellent flexibility and potential to create a self-contained two-bedroom annexe or holiday cottage, subject to any necessary consents.

Set within beautifully arranged gardens and grounds extending to approximately 0.97 acres, The Manor House enjoys formal gardens, productive orchard areas, mature arboretum planting and private woodland, together with a range of traditional outbuildings and ample parking.

## ACCOMMODATION

The main house offers generous and highly characterful accommodation extending across two floors, with three beautifully proportioned reception rooms, each displaying a wealth of period detailing and original character. At the heart of the home lies a stunning kitchen/breakfast room overlooking the walled garden, fitted with bespoke timber cabinetry beneath granite worktops and superbly appointed with a range cooker, double Belfast sink, additional single Belfast sink, and an impressive two-section walk-in larder.

To the first floor, the principal accommodation comprises four spacious double bedrooms served by two family bathrooms, both of which include separate shower cubicles. The principal bedroom benefits from an adjoining dressing room, which offers considerable flexibility and could readily be adapted to provide an en suite bath or shower room if desired, or alternatively serve as a fifth bedroom, enjoying dual access from the main landing.

The guest wing provides further versatile accommodation, currently arranged as two additional double bedrooms and a shower room. This area lends itself particularly well to multigenerational living, guest accommodation, holiday letting, or ancillary home office use, with scope to create a self-contained annexe subject to any necessary consents.





## GARDEN

The Manor House is approached from the village road behind a low stone wall topped with wrought iron railings, with the house set back behind a pavement frontage. A gravel driveway runs along the side of the property to provide parking within the walled garden, with additional parking to the rear.

Immediately behind the house lies a paved terrace ideal for outdoor entertaining, stepping down onto an area of lawn adjoining a charming three-bay period cow byre and enclosed walled vegetable garden. A substantial stone barn, currently utilised as a large single garage, provides useful additional outbuilding space.

Beyond the formal gardens lies a part-walled arboretum planted with an impressive variety of mature specimen trees, adjoining a productive mixed orchard with a selection of apple, plum, greengage, crab apple and quince trees.

The final section of the grounds comprises an enchanting area of native broadleaf woodland, formerly the site of a tennis court and now transformed into a peaceful natural retreat, with meandering pathways weaving through the trees.

In all, the beautifully arranged gardens and grounds extend to approximately 0.97 acres (0.39 hectares), completing this exceptional village home of outstanding character and versatility.

## SITUATION

The property is situated within the ever-popular village of Yetminster, a thriving and picturesque Dorset village that perfectly blends rural charm with modern convenience. Surrounded by gently rolling countryside and an abundance of scenic walking routes, Yetminster has a strong sense of community and a rich heritage, making it a desirable place to live. The village offers a range of everyday amenities including a well-stocked village shop, doctor's surgery,

traditional public house, and a highly regarded primary school. It also benefits from its own railway station, providing convenient connections to the wider network. Notably, Yetminster was recognised as one of the top villages to live in the UK in 2021, further highlighting its appeal.

The nearby historic abbey town of Sherborne provides a more comprehensive range of facilities, with an excellent selection of independent boutiques, supermarkets, restaurants, and cafés set among its charming streets and historic architecture. Sherborne is widely regarded as one of the best places to live in the UK, celebrated for its quality of life, beautiful surroundings, and strong community atmosphere. The town is particularly renowned for its outstanding educational offerings, including respected state and independent schools such as Sherborne School, Sherborne Girls, and The Gryphon School. Sherborne also offers a mainline railway station with direct services to London Waterloo.

The regional centre of Yeovil lies within easy reach and offers an extensive



range of shopping, leisure, and employment facilities, making the area both practical and well-connected while retaining its quintessential countryside appeal.

### MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property.  
Oil-fired central heating.

Broadband - Ultrafast 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

The property is situated in a conservation area.

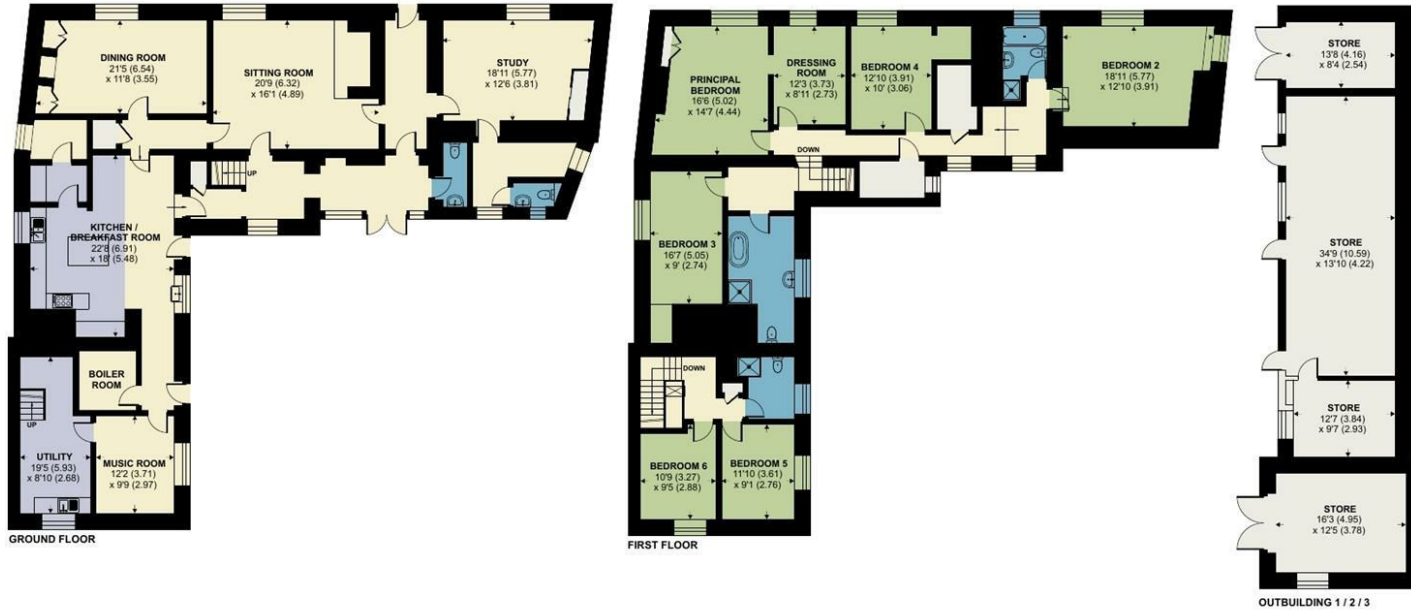
The property holds a Grade II\* Listed status.

### DIRECTIONS

What3words - ///rehearsed.epic.sheep

# High Street, Yetminster, Sherborne

Approximate Area = 4185 sq ft / 389 sq m  
 Outbuilding = 956 sq ft / 89 sq m  
 Total = 5141 sq ft / 478 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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1454503



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