

Symonds
& Sampson



Pound Farm

Back Drove, Leigh, Sherborne

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Back Drove

Leigh

Sherborne

DT9 6JD

Set within 10.65 acres of land with unspoiled views over the Blackmore Vale countryside, this Grade II Listed farmhouse has been carefully updated by the current owners and includes a detached one-bedroom cottage.



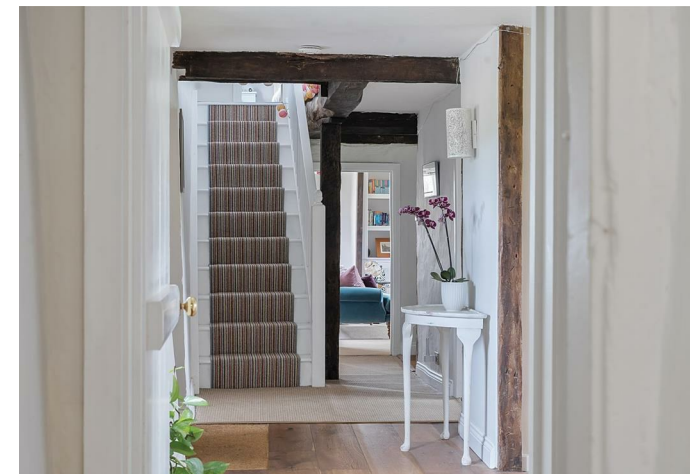
- Grade II Listed property, thoughtfully refurbished throughout
 - Set within 10.65 acres of gardens of pasture
 - One bedroom detached cottage
- Combines traditional craftsmanship with modern living
 - Located in the highly desirable village of Leigh
 - No onward chain
 - Solar panels

Guide Price £1,250,000

Freehold

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THE DWELLING

Constructed in the late 18th century, this Grade II listed farmhouse showcases charming stone elevations beneath a quintessentially traditional thatched roof. Sympathetically updated by the current owners, the property seamlessly blends modern comfort with a wealth of retained character features. Set within 10.65 acres of gardens and grounds, the residence enjoys unspoilt south-westerly views across its verdant surroundings. A detached cottage offers versatile accommodation, ideal for multi-generational living or the potential for supplementary income. This exceptional property provides an unparalleled opportunity to acquire a piece of architectural heritage in a truly idyllic setting.

THE FARMHOUSE

The ground floor features two generously sized reception rooms, both enjoying a south-westerly aspect with unspoilt views over the garden and surrounding countryside. A front-facing study, accessed from the hallway, provides a quiet and versatile workspace. The kitchen is thoughtfully designed with solid oak worktops and integrated white goods, offering ample space for a dining table and convenient access to the terrace. The first floor accommodates three double bedrooms, alongside a bathroom and shower room.

THE COTTAGE

The detached cottage, perfectly complementing the main house, has been fully renovated to showcase character and charm throughout. The kitchen is well-appointed to meet all culinary needs and offers ample space for dining. A door from the hallway leads to the bathroom. Adjacent to the kitchen is the living room, while the utility room is positioned at the rear, providing additional functionality as well as rear garden access. Upstairs, the double bedroom enjoys delightful views over the picturesque Blackmore Vale countryside.





GARDEN

The property is approached via two entrances leading to a wraparound driveway, set within approximately one acre of landscaped gardens. Off the driveway, a double garage equipped with light and power provides practical storage, with adjacent access for machinery and livestock to the surrounding fields. At the lower end of the garden, a large pond is complemented by a summerhouse at its border, offering serene views over the neighbouring countryside.

The additional land is primarily agricultural, complete with water trough supplied by a separate metered connection.

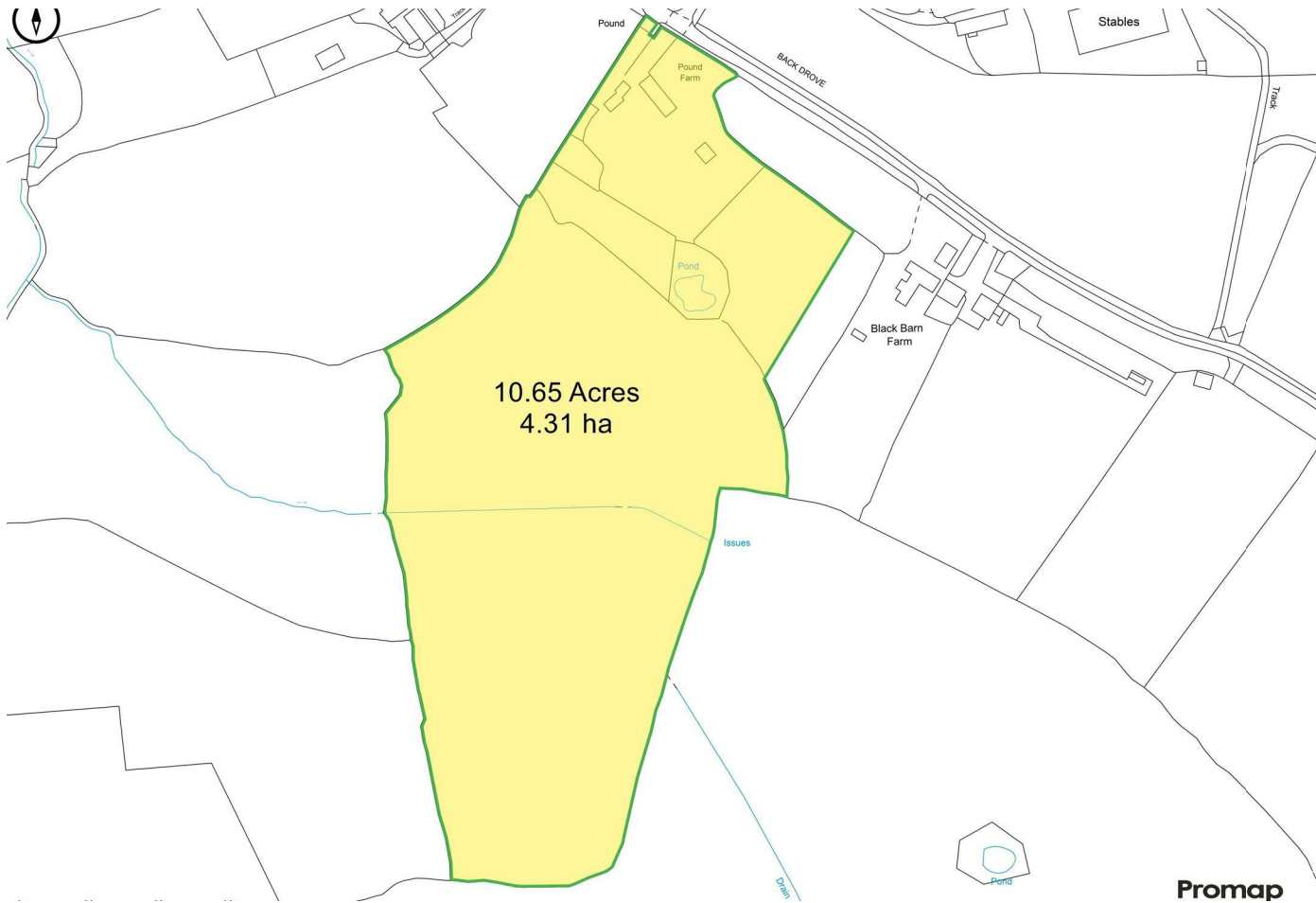
Alongside the lane, a historic stone holding pond, formerly used for agricultural purposes, is a notable feature of the property and holds Grade II listed status.

To the rear of the cottage lies a private, self-contained garden. This space includes well-maintained lawns.

SITUATION

Leigh is a vibrant village with a strong community spirit, offering amenities such as a village hall, church, local shop/part-time post office, and regular "pop-up pub" nights. The village is located about 7 miles south of the

historic abbey town of Sherborne, which offers a variety of independent shops, supermarkets, restaurants, and cafes. Nearby towns include Yeovil (5.5 miles) and Dorchester (18 miles). Sherborne offers excellent schools, including The Gryphon School and several private institutions. The village is well-connected by train, with services to London from Sherborne and Castle Cary, and is within reach of Bournemouth, Bristol, and Exeter Airports.



MATERIAL INFORMATION

Mains electric, water and drainage
 Oil-fired central heating to the main farmhouse
 LPG heating supplies the cottage
 Dorset Council - www.dorsetcouncil.gov.uk
 Council Tax Band (Farmhouse) – E
 Council Tax Band (Cottage) - C

Superfast broadband is available in the area
 Mobile phone coverage is likely outside with limited coverage inside.
 Source Ofcom - ofcom.org.uk

DIRECTIONS

What3words - [///builds.choirs.grumbling](https://www.what3words.com/builds/choirs/grumbling)

AGENTS NOTE

There is a public footpath accessed from the west boundary alongside one field.

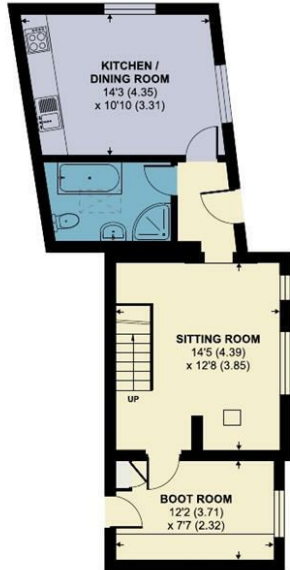
12 Solar panels, located on the garage roof are owned outright by the property and are on a feed in tariff.



Pound Farm, Back Drove, Leigh, Sherborne

Approximate Area = 1674 sq ft / 155.5 sq m
 Cottage = 730 sq ft / 67.8 sq m
 Garage = 448 sq ft / 41.6 sq m
 Total = 2852 sq ft / 264.9 sq m
 For identification only - Not to scale

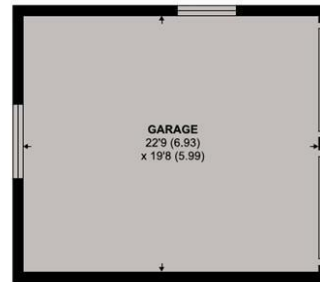
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



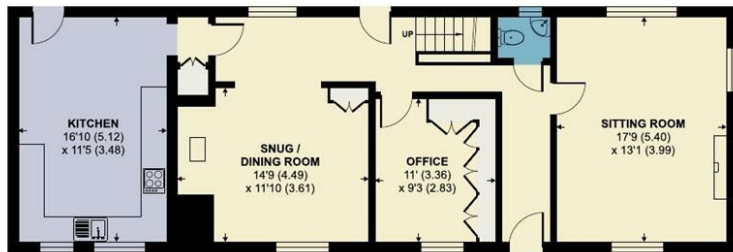
COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Symonds & Sampson. REF: 1237822



Sherb/KS/0125



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