



Symonds
& Sampson

Larder Cottage

South Dibberford, Beaminster, Dorset

Larder Cottage

South Dibberford
Beaminster
Dorset
DT8 3HD

A smallholding tucked away in a private, yet easily accessible location, boasting an attractive three bedroom bungalow (AOC) with far-reaching views, surrounded by rolling pasture land and woodland. In all 29.40 acres (11.90 hectares).



- Spacious smallholding with three bedroom bungalow
 - Subject to an agricultural occupancy condition
 - Private location with views
 - Large gardens
 - Rolling pasture land
 - Areas of woodland
- In all 29.40 acres (11.90 hectares)

Guide Price
£595,000

Freehold

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THE PROPERTY

Larder Cottage offers a private smallholding with scope for a variety of agricultural and forestry uses, with further extension opportunities available.

The bungalow provides single-storey accommodation with generously sized rooms and scope for further extension into the attached garage (subject to planning permission). The three good sized bedrooms benefit from views over the adjoining land.

Leading from the highway, a sweeping stone driveway enclosed by mature trees and hedges leads down to the front of the property. Large gardens surround the property.

The land neatly wraps around the whole property with far-reaching views over the adjoining rolling countryside.

SITUATION

The property sits in the former farming settlement of South Dibberford, under 2 miles north of the popular Dorset town of Beaminster and accessed directly from the A3066 (Tunnel Road). Beaminster boasts an impressive range of independent retailers with boutique and lifestyle shops, as well as two convenience stores, pharmacies and dental services, a public hall, restaurants, a pub, and primary, secondary, and sixth form schooling. Wider retail, recreational, educational and commercial facilities are also close by in the town of Crewkerne, just 6 miles north.

The property is conveniently located for access to the surrounding areas via the A3066 (Tunnel Road) running adjacent to the property. Crewkerne also provides a mainline railway station (London Waterloo 2.5 hours).

The area is well served by independent and state schools, including Hazlegrove, Perrott Hill and the Sherborne schools.





Larder Cottage, Beaminster

Approximate Area = 1029 sq ft / 95.5 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1253 sq ft / 116.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Symonds & Sampson. REF: 1512396



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

THE BUNGALOW

The three bedroom detached bungalow provides spacious accommodation with good room proportions and views over the adjoining land.

Constructed of stone and rendered elevations under a clay tiled roof, the property offers a traditional exterior in keeping with the local area. The garage is attached to the southern elevation and is of the same construction as the bungalow with an electric up and over door.

Entry from the front (south) leads into the spacious hallway with built in storage. The hallway leads into the traditional cottage style kitchen featuring an oil-fired Esse and onto the utility with a shower room and access to the garage. The sitting room looks to the north over the land behind. The three bedrooms and family bathroom are set on the eastern side of the bungalow, each with views over the surrounding land.

The property is accessed from the southwest, directly from the A3066 (Tunnel Road) via the sweeping driveway leading to the tucked-away bungalow. To the front is a large stoned area sheltered by a stone wall and mature hedgerow with ample space for outside dining and parking for at least four vehicles. To the rear is a patio and lawn garden with views out onto the land.

AGRICULTURAL OCCUPANCY CONDITION

The property is subject to an agricultural occupancy condition. The wording of the condition is as follows:

The occupation of the dwelling shall be limited to a person solely, or mainly, employed, or last employed, prior to retirement, in the locality in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him/her) or a widow, or widower, of such a person.

LAND

The land wraps around the whole bungalow. To the north and west, there is gently sloping pasture land with areas of plantation, mature trees and ecological habitat. To the east and south, there is more productive gently sloping pasture land with plantation on the north and eastern side up to the boundary. The main parcel of land has most recently been utilised for sheep grazing and benefits from well-maintained stock fencing. There is a water trough in both areas. In all, the property extends to 29.40 acres (11.90 hectares).

The soil is recorded as partly freely draining, slightly acid loamy soils and very acid loamy upland soils with a wet peaty surface. The land is classified as Grade 3 and Grade 4 on the Agricultural Land Classification maps.

Access to the land is just off the highway from the driveway, or to the north of the bungalow.



SERVICES

Bungalow - Mains water, mains electricity, private septic tank drainage and oil-fired central heating. The Esse is oil-fired.
Land - Mains water connected.
Solar - There are 20 roof-mounted solar panels on the southern side of the bungalow. Between 1st April 2026 and 8th June 2026, they generated 953.81 kWh.
Broadband - Standard available.
Mobile Network Coverage - Good outdoor coverage from most providers.

TENURE AND POSSESSION

Freehold with vacant possession upon completion.

RIGHTS, EASEMENTS AND BOUNDARIES

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive

covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in the General Remarks and Stipulations or particulars of sale or not. The purchaser shall be deemed to have full knowledge of the boundaries of the ownership thereof.

We are not aware of any public rights of way crossing the property.

AGRICULTURAL SCHEMES

The land is within an existing Sustainable Farming Incentive Agreement for hedgerow and soil management actions. Please ask for further details.

FIXTURES AND FITTINGS

All freestanding equipment and any other equipment not specifically mentioned in the details above are excluded from the sale.

DESIGNATIONS

The property is located in the Dorset National Landscape (formerly known as Area of Outstanding Natural Beauty) and the Nutrient Neutrality Catchment for the River Axe.

LOCAL AUTHORITY

Dorset Council
Council Tax Band: D

SPORTING, TIMBER AND MINERAL RIGHTS

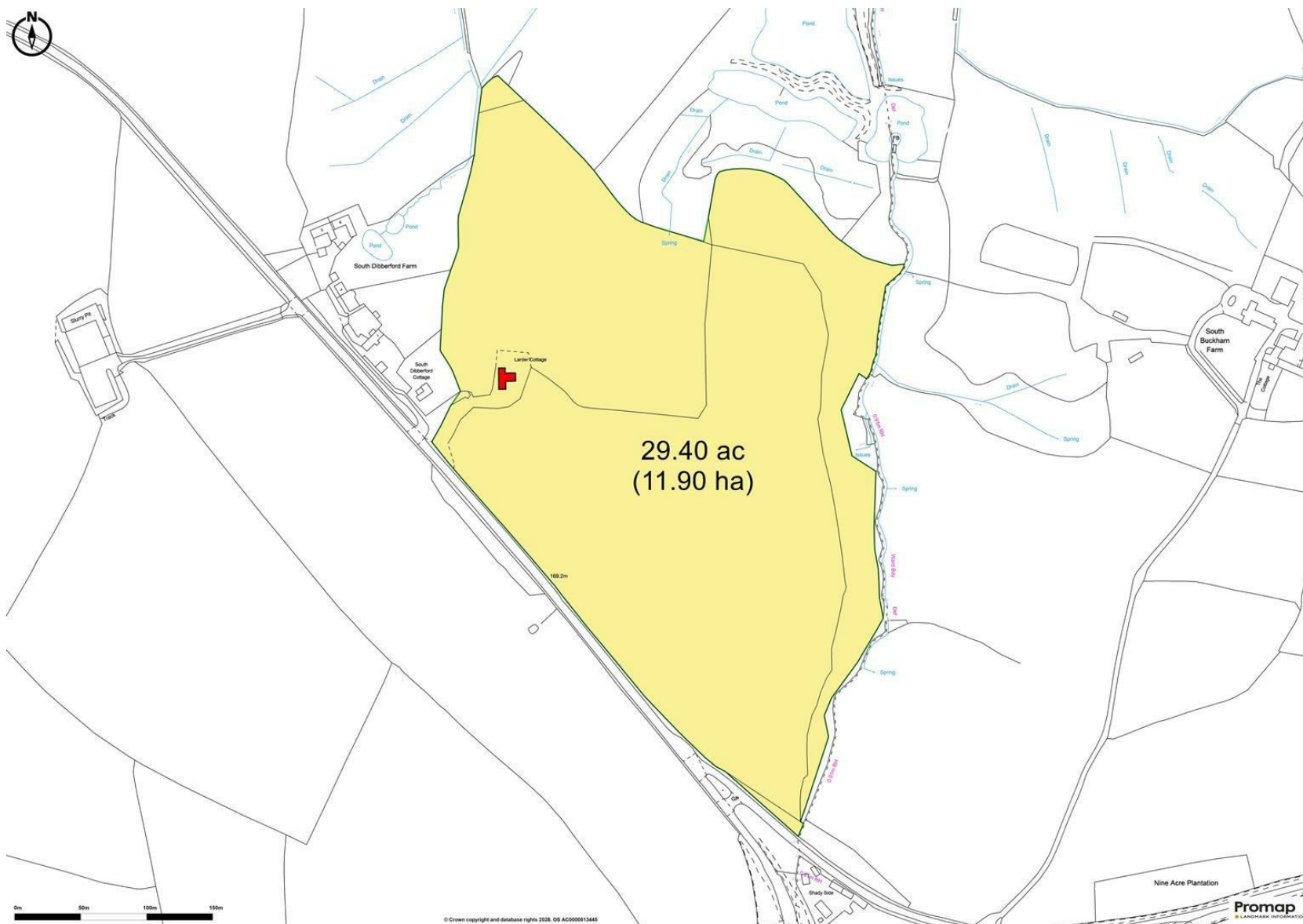
All sporting, timber and mineral rights are understood to be owned and are included in the sale insofar as they are owned by the vendor.

DIRECTIONS

What3words: ///roaring.assembles.pizza

VIEWINGS

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Lucy Carnell on 01935 382901.



YeoAg/LMC/09092026



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