



A LATE VICTORIAN FAMILY HOUSE

with a 17th century core, outbuildings and over three acres, set on the edge of a spread out, rural village



Local Authority: Dorset Council Council Tax band: G Tenure: Freehold

Services: Mains water, electricity & drainage. Central heating and hot water via air source heat pump (recently installed). Bottled gas to electric/gas range cooker.

Postcode: DT9 5LN / what3words: /// phones.utensil.unfair

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP





SUMMARY OF ACCOMMODATION

Ground Floor: Porch | Snug | Study | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Shower room

First Floor: Landing | Principal bedroom | Walk-through seating area | 3 Further double bedrooms | Family wet room with bath & shower

Second Floor: Landing | Attic double bedroom | Wet room

Outbuildings, Garden & Grounds: Attached boiler room | Attached outbuilding incorporating garden store, machinery store/workshop & 2 further store rooms | Parking | Garden | Pond | Further garden store | Hard tennis court | Former kitchen garden with greenhouse | Pole barn with 2 lean-to stores | Paddock

In all about 3.30 acres (1.34 hectares)

Distances: King's Stag 0.8 mile | Bishops Caundle 2.5 miles | Sherborne 7 miles (Waterloo 2.25 hours) • Yeovil 12 miles • Dorchester 15 miles | Bournemouth





SITUATION

Coombe House backs onto unspoilt countryside and is set back off a lane passing through the small village of Holwell, which has a parish church, village hall and nursery school. The village lies between the larger villages of Bishops Caundle and King's Stag, which both have a pub and garage and the former also has a village shop/post office and popular, highly rated primary school. The Abbey town of Sherborne is about fifteen minutes' drive away for nearly all day to day needs, with a wide selection of shops and local businesses including Sainsbury's and Waitrose supermarkets. For wider requirements the larger towns of Yeovil and Dorchester are both within a reasonable driving distance. Local transport links are good with the A303 and A30 main arterial roads are both close at hand, Sherborne has a direct rail service to Waterloo taking about two and a quarter hours and Bournemouth International Airport and Exeter Airport are both about an hour's drive away with flights to UK and international destinations. The local area has a wide choice of schools from both state and independent sectors. These include The Gryphon School (state secondary) in Sherborne plus several popular independent schools.









COOMBE HOUSE

Coombe House has a lovely, private setting as one of a small group of house, set back about 40 yards from the passing lane behind a belt of trees. The core of the house dates from mid-1600s and was then enlarged and remodelled in 1901 at the dawn of the Edwardian era, retaining many of the architectural fittings from that time. These include a front porch, two bay windows, one of which is fitted with a window seat, and several feature fireplaces. The house has two storeys plus a suite of converted attics and is built of painted brick sheltering under a plain clay tile roof. The ground floor has four reception rooms enabling both parents to work from home. It also includes a centrally positioned sitting room, with a wood burning stove, that sits adjacent to the large kitchen/breakfast room forming a wonderful family hub. The kitchen is well-lit by natural light and bi-fold doors that look out onto the garden. Upstairs there are five double bedrooms, all of which look out across the grounds to the surrounding countryside beyond. The four bedrooms on the first floor are supplemented by a central, walk-through seating area that can double as an occasional sixth bedroom if required. Also on the first floor is the family wet room equipped with a freestanding bath and separate shower. The attics have recently been converted to create a fifth double bedroom plus an adjacent wet room.





OUTSIDE

The property is approached via a gravelled driveway to a parking area in front of the house, continuing past the house to a further parking area behind. To one side is an attached outbuilding with through access to the garden and incorporating a garden store, machinery store/workshop plus two further store rooms. The rest of the garden and grounds extend out on the other side of house and attached outbuilding. It encompasses a level lawn, two decks, lily pond, fruit trees, a further garden store, a former kitchen garden with a greenhouse and a hard tennis court needing resurfacing. Beyond the garden is a level paddock and a small pole barn.





Coombe House Holwell, Sherborne

Gross Internal Area (Approx.)

Main House = 241 sq m / 2,594 sq ft

Garage, Outbuildings and Stores = 126 sq m / 1,356 sq ft

Total Area = 367 sq m / 3,950 sq ft

Living Area/Reception

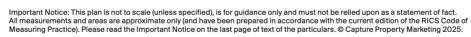
Kitchen/Utility

Bathroom/WC Vaults/Storage

Bedroom/Dressing Room

Terrace/Outside Space







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